



Showroom & Workshop, The Old Coaching Station,  
Horsley, Northumberland NE15 0NT



## SUMMARY

- Showroom circa 3,000 sq.ft. (290 sq.m.)
- Workshop circa 425 sq.ft. (40 sq.m.)
- Display showroom on roadside.
- Pleasant village location.
- Potential for a variety of uses.
- Easy access from A69.
- Designated car parking to front.
- RENT £400 per week.

## Introduction

Located in the centre of Horsley, Leadgate House is an historic building, parts of which date back to the 18<sup>th</sup> Century. The commercial element traded until recently as Graham Smith Antiques.

The property enjoys a rural village environment but is within 25 minutes of Newcastle City centre and offers the best of both worlds.

## Location

Horsley is located on the B6528 which runs between Heddon on the Wall, through Horsley and then joins the A69 towards Corbridge.

Horsley lies on the north side of the River Tyne around 11 miles due west of Newcastle and 12 miles west of Hexham. Road access is excellent via the A69 and there is a railway station at Wylam 2 miles away. The nearest airport is Newcastle International Airport and this is 9 miles to the north of the village.

## Description

This showroom, display window and workshop facility comprises the right-hand section of Leadgate House.

With main road frontage, the display window is at ground level facing onto designated parking for up to 5 cars. On the first floor there is a workshop space with an office and W.C.

To the rear of this smaller workshop space there is a large, detached showroom which extends over two floors. Previously used as an antiques showroom, this space would be suitable for a variety of uses ranging from storage to retail.

The space is now on the market following the retirement of the antiques business owner who will continue to live in the adjacent house.

Viewing is recommended to fully appreciate the size of the showroom, its accessibility and the potential uses.



## Commercial Accommodation

### Lower Ground Floor

Showroom 4.58m x 6.76m

### Ground Floor

Workshop 4.58m x 7.89m

Store 3.00m x 1.41m

## Main Warehouse

Showroom Area 1 11.46m x 8.32m

Showroom Area 2 10.53m x 9.51m

Mezzanine 11.46m x 8.32m

## EPC

Rating tbc

## Rateable Value

RV £10,750

rates free incentives subject to status.

## Services

Electrics, water and drainage.

## Asking Rent

The premises are available at a rent of £20,000 per annum (circa £400 per week).

## Lease

A new FRI lease is available on terms to be agreed. The Lease is likely to be contracted outside of the security of tenure provisions of the LTA 1954.

## Viewings

Strictly by appointment with this office.

## Money Laundering

In accordance with Anti Money Laundering Regulations, a new Tenant will be required to provide two forms of identification and proof of the source of income.

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