



The Byre, Redwell Hills Farm, Leadgate, Consett, County Durham, DH8 7SH
£1,500 per calendar month

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

The Byre offers a brilliant commercial space for a prospective tenant with two large rooms providing flexible space for a wide range of businesses to be ran from the premises.

- Commercial premises
- Suitable for a range of uses
 - Accessible location
- Car park to the front of the premises
- Energy performance rating C 52



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LOCATION

Redwell Hills Farm is located on St Ives Road on the outskirts of Leadgate, a small village located near Consett. Consett is largely a residential area with a mix of light industry and retail services. The premises is approximately 2 miles to the east of Consett and approximately 12 miles to the west of Newcastle.

what3words ///extend.draw.spine

DESCRIPTION

The Byre offers a fantastic commercial space suitable for a range of uses. The premises comprises two large rooms both have exposed beams, oak doors, roof lights, windows to the yard behind the property and painted concrete floors.

There is a kitchenette with kitchen units, stainless steel sink and draining board and under counter space for a fridge. The kitchenette is currently enclosed within panel walls separating it from the main room, however this could be opened up if desired. There is a disabled access WC with wash basin.



Externally, there is a ramp to the entrance of The Byre providing disabled access to the property. There is parking for multiple vehicles to the front of the premises.

The property would lend itself to a number of uses including office, retail, showroom or café.

SERVICES

The property is served by mains water and drainage. There is mains electricity that is subsidised by solar that on average generate on average 9500 kwh per annum - approximately £2,300 at an electricity rate of 25p/kw. There is a mains gas supply to the property however heating has been via an efficient infrared Airrex heater and a log burner within the premises.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 52.

LEASE

The premises are available on a full repairing and insuring lease for a term to be agreed with the



successful tenant(s). All rents quoted are exclusive of rates and utilities.

BUSINESS RATES

Whilst we understand that the property is presently assessed for business rates, we advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has good mobile phone signal in this area. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COMMERCIAL INFORMATION

The premises will be let on a commercial lease. The rent is payable monthly in advance by direct debit and in addition to this the tenant will be required to



pay a deposit equivalent to 1 months rent. Payments to other third parties, such as Business Rates and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

DURING THE LEASE

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council



COSTS

Each party is to bear their own costs.

NOTES

Particulars prepared – October 2025

Photographs taken – October 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

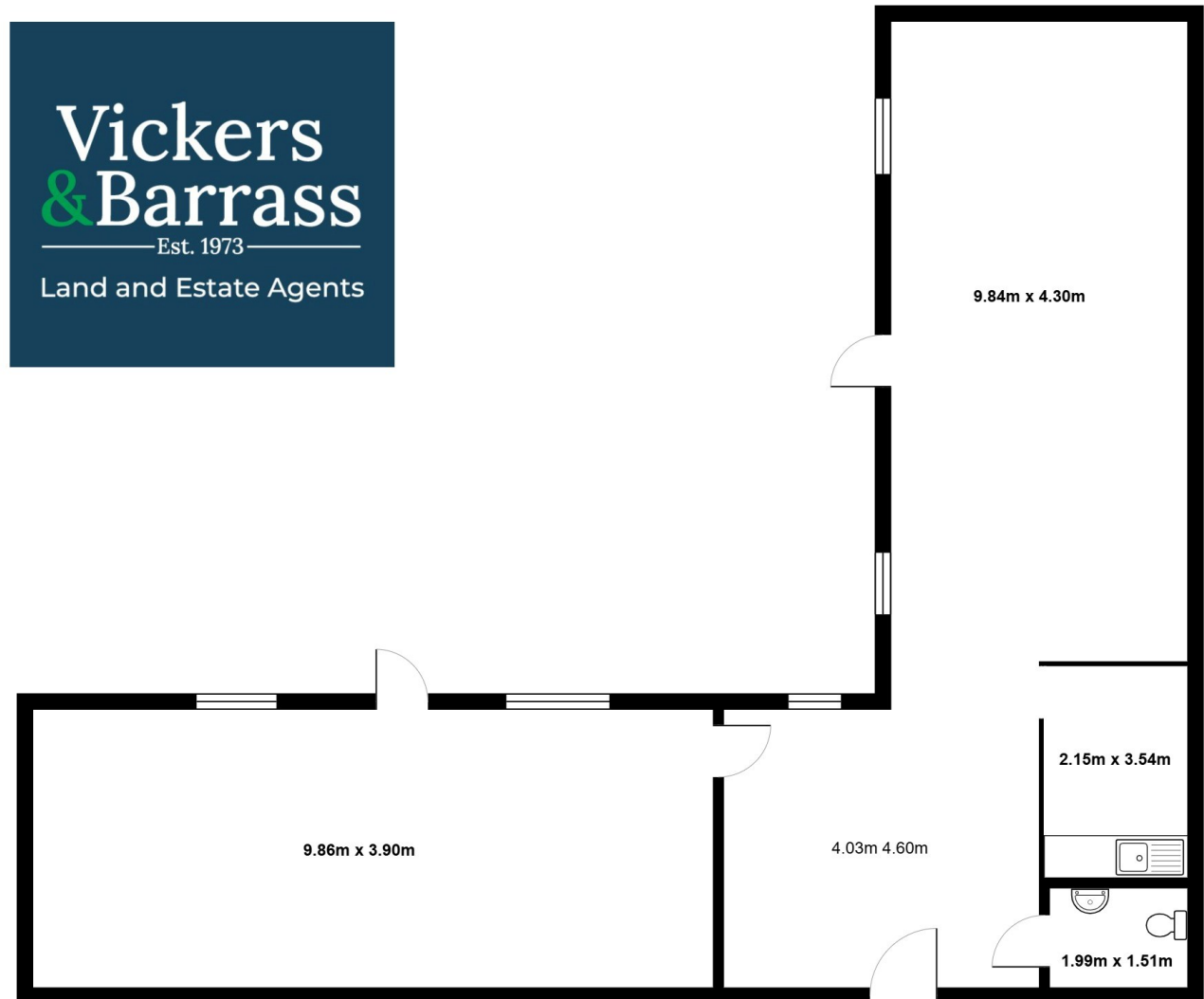
Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

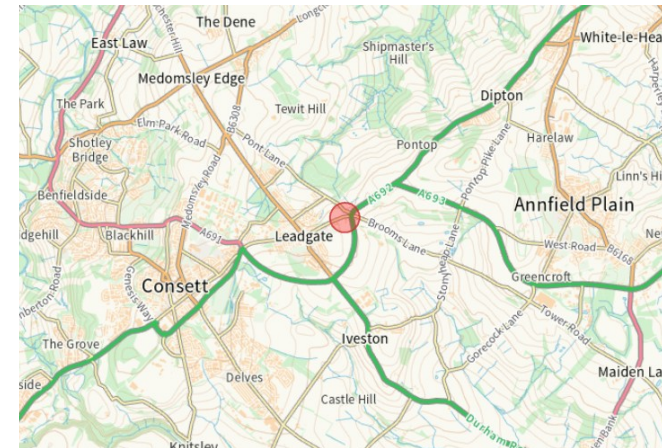
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.



All measurements are approximate and for display purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



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