



Vallum Farm Restaurant

East Wallhouses, Newcastle upon Tyne, Northumberland, NE18 0LL

- Picturesque Restaurant in stunning tourist location
- Farm Restaurant with 'cosy' feel
- First floor dining area & function room
- Ground floor catering kitchen with dumb waiter

Leasehold | Offers Invited



LOCATION

Vallum Restaurant is set on a farm just off the A69 between Corbridge and Newcastle in the heart of Northumberland with fantastic links to Newcastle Airport, the A69 and the A1.

The property was originally a barn which has been converted to a variety of small businesses, including an ice-cream maker, a baker, a wedding venue and a pretty tea room with children's play area.

There are affluent towns nearby in Corbridge and Hexham.

PROPERTY

GROUND FLOOR

Glass fronted attractive looking entrance leading to stairs or disabled lift to the first floor DINING AREA/FUNCTION ROOM. Large fully kitted out CATERING KITCHEN with 'walk in' fridges etc. The kitchen alone is a superb working area which could easily cater for large parties or alternatively as an 'education' room. The kitchen has a dumb waiter leading to the first floor serving area.

FIRST FLOOR

Rustic themed farmhouse furnished RESTAURANT for 90 comfortably with wood floor, banquet style seating and tables and chairs. The view from this room is a sight to behold and well worth a viewing on that alone. The SERVERY is a pretty looking timber rustic bar complete with two draught pumps and a coffee machine. There are TWO LADIES, ONE GENTLEMAN'S AND ONE DISABLED TOILET along a corridor off the very welcoming landing waiting to be seated area. There is also a fantastic FUNCTION ROOM with a feature log burner which could be used for events or additional seating.

EXTERIOR

There is a LARGE CAR PARK for over 20 cars with a CHILDREN'S PLAY AREA. There is also a vegetable patch for fresh produce.

THE BUSINESS

This restaurant provides an excellent opportunity for new owners to run a fantastic business which did enjoy a high level of customer satisfaction from both local and tourist trade with 4.5/5 rating on Trip Adviser. The current owners chose to close and just open on a Sunday for lunches (due to business in their other core business) and still the demand was there. The business was open seven

days a week initially and was achieving a very high turnover and with the farm ever evolving, this would be a good time to move forward with the owner.

The owner is looking for a good tenant to come and put their own stamp on a business that already has the inventory to hit the ground running.

TENURE

LEASEHOLD OFFERS INVITED. Please call for details.

The unit is offered by way of a New, Free of Tie, Internal Repairing and Insuring Lease. The preferred term is Five Years, but this is negotiable.

Rental offers are invited, to include all existing fixtures, fittings and equipment.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

A Premises Licence is held.

SERVICES

All main services are connected. Gas fired central heating. Northumberland County Council. Tel No: 0345 600 6400.



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions
24 This is how energy efficient the building is.

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