

TO LET

First Floor Premises

58 Bridge Street
Blyth
Northumberland
NE24 2AP



- Flexible first floor premises
- Town centre location
- Suitable for a variety of uses
- First floor NIA of 76.46 sq m (823 sq ft)
- Freehold Street public car park to rear
- Asking rent £4,000 per annum (exclusive).

LOCATION

Blyth is a port town in South East Northumberland, located around 11 miles to the north east of Newcastle upon Tyne and 6 miles to the north of Whitley Bay. The town lies to the east of the A189 which gives access to the A1, A19 and Newcastle upon Tyne. The property is situated around ¼ mile to the east of the town centre, on the western side of Bridge Street, with Freehold Street car park to the rear. Nearby occupiers include Post Office Bar, Robson & Prescott Veterinary Practice, Robert Kirkland (Blyth) Ltd and Asmara.

DESCRIPTION

The property comprises a first floor former hair salon in a terraced row of retail units immediately above Olivers restaurant. The premises mainly comprises an open plan sales/office space alongside a centrally located kitchen and toilet.

ACCOMMODATION

The property provides a total net internal area of 76.46 sq m (823 sq ft).

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £4,000 per annum (exclusive). All other terms are to be agreed by negotiation.

SUBJECT TO CONTRACT

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Hairdressing Salon & Premises: £4,400

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and will be available as soon as possible.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.

Contact Matthew Ternent on 07868 813 275 or

matthewt@johnsontucker.co.uk or Kristian Sorensen on 0191

2697892 or kristians@johnsontucker.co.uk



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