

TO LET/FOR SALE

Office / Retail

22 Bridge Street
Blyth
Northumberland
NE24 2BW



- Flexible premises
- Town centre location
- Suitable for a variety of uses
- Total NIA of 280 sq m (3,014 sq ft)
- Asking rent £20,000 per annum (exclusive).
- Freehold for sale OIE of £300,000

LOCATION

Blyth is a town on the North East coast in Northumberland. It is approximately 13 miles north east of Newcastle upon Tyne. Blyth is easily accessible by road via the A189 spine road which is accessible from the A1 via the A19.

Blyth also has good public transport links with Blyth Bus Station located in Post Office Square in the town centre. There are regular services to Newcastle city centre as well as other main towns in Northumberland and the surrounding areas of Blyth.

SITUATION

The property is prominently situated on Bridge Street which is one of the main thoroughfares through the town centre linking to Waterloo Road. The property is in close proximity to the Keel Row Shopping Centre comprising a mix of local and national retail operators.

DESCRIPTION

The property is an attractive period building formerly used as a bank with accommodation arranged over three floors. The building is of solid brick construction beneath a pitched and slate tiled roof.

ACCOMMODATION

The property provides a total net internal area of 280 sq m (3,014 sq ft).

TERMS

The premises are available to let for offers in region of £20,000 per annum on full repairing and insuring terms. All other lease terms are to be agreed via negotiation.

Alternatively the freehold is available for sale for offers in excess of £300,000 calculating to a low capital value of only £66.36 per sq ft.

RATING ASSESSMENT

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

Bank & Premises: £15,250

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

LEGAL COSTS

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

EPC

The property has an EPC rating of D (99).

VAT

All figures quoted are exclusive of VAT where chargeable.

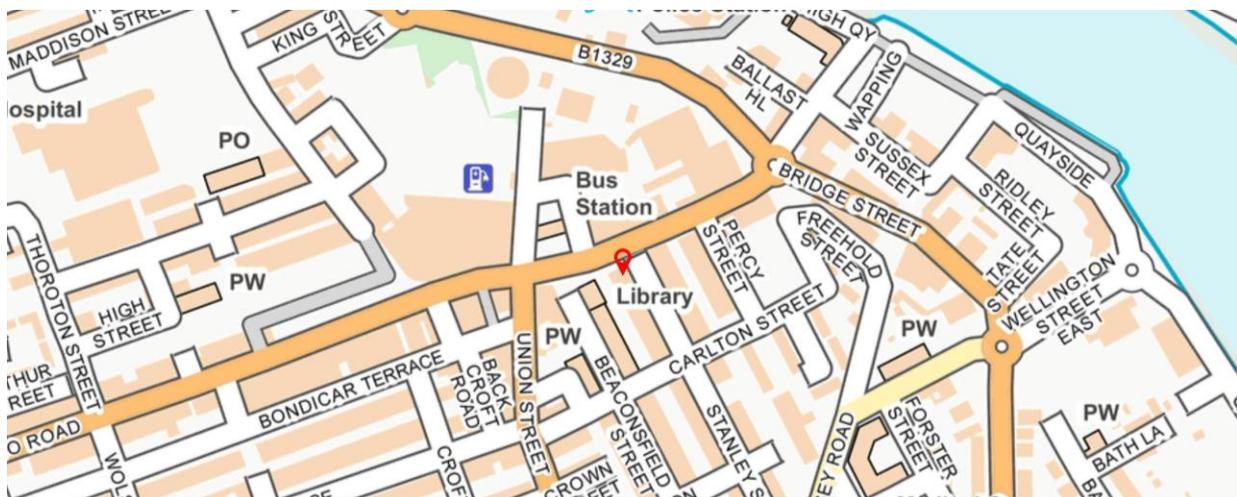
ANTI-MONEY LAUNDERING

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 Kristian Sorensen on 0191 2697892 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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