

Former Blyth Fire Station

Cowpen Road, Blyth NE24 5SU



*for indicative purposes only

Key Highlights

- Rare freehold roadside development opportunity
- Adjacent to Lidl & Asda
- Total GIA of 746 sq m (8,031 sq ft)
- Total site area of 1.12a
- Suitable for a range of uses including commercial, retail and roadside STPP
- **Freehold offers invited**

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Location

The property is located on Cowpen Road in Blyth, approximately 12 miles north east of Newcastle upon Tyne. The property benefits from access to the A189 to the west, connecting to the A1(M) and A19 further south.

Cowpen Road itself is the main thoroughfare connecting Blyth to the A189. The site is adjacent to a Lidl & Asda supermarkets with the surrounding area comprising of commercial, retail and residential uses. Blyth Valley Retail Park with occupiers such as Homebase, Carpetright, Jollyes and KFC are also located within close proximity.

Description

The premises comprises a former fire station with external yard, with an adjoining development site currently occupied by Northumbrian Water.

The main building is of brick construction under a pitched slate roof. Internally, the main building comprises office space, training rooms and WC facilities.

The warehouse building is of steel frame construction and benefits from 3 x electric roller shutter doors to the rear.

Externally, the building benefits from a secure rear yard.

The development land adjoins the property to the west and comprises open land bound by perimeter fencing.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ M	SQ FT
Ground Floor	425.58	4,581
First Floor	320.48	3,450
Total GIA	746.06	8,031

Tenure

Freehold.

Part of the site is currently occupied under licence by Northumbrian Water until September 2024. Further details can be provided on request.

Sale Price

Offers are invited for the Freehold interest

Planning

The site was formerly used as a Fire Station which has a Suis Generis Planning classification.

The site could be suitable for other uses such as commercial, retail & roadside, subject to planning permission.

All interested parties should make enquiries to the Local Planning Authority

Rateable Value

The property has been removed from the 2023 rating list.

Energy Performance Certificate (EPC)

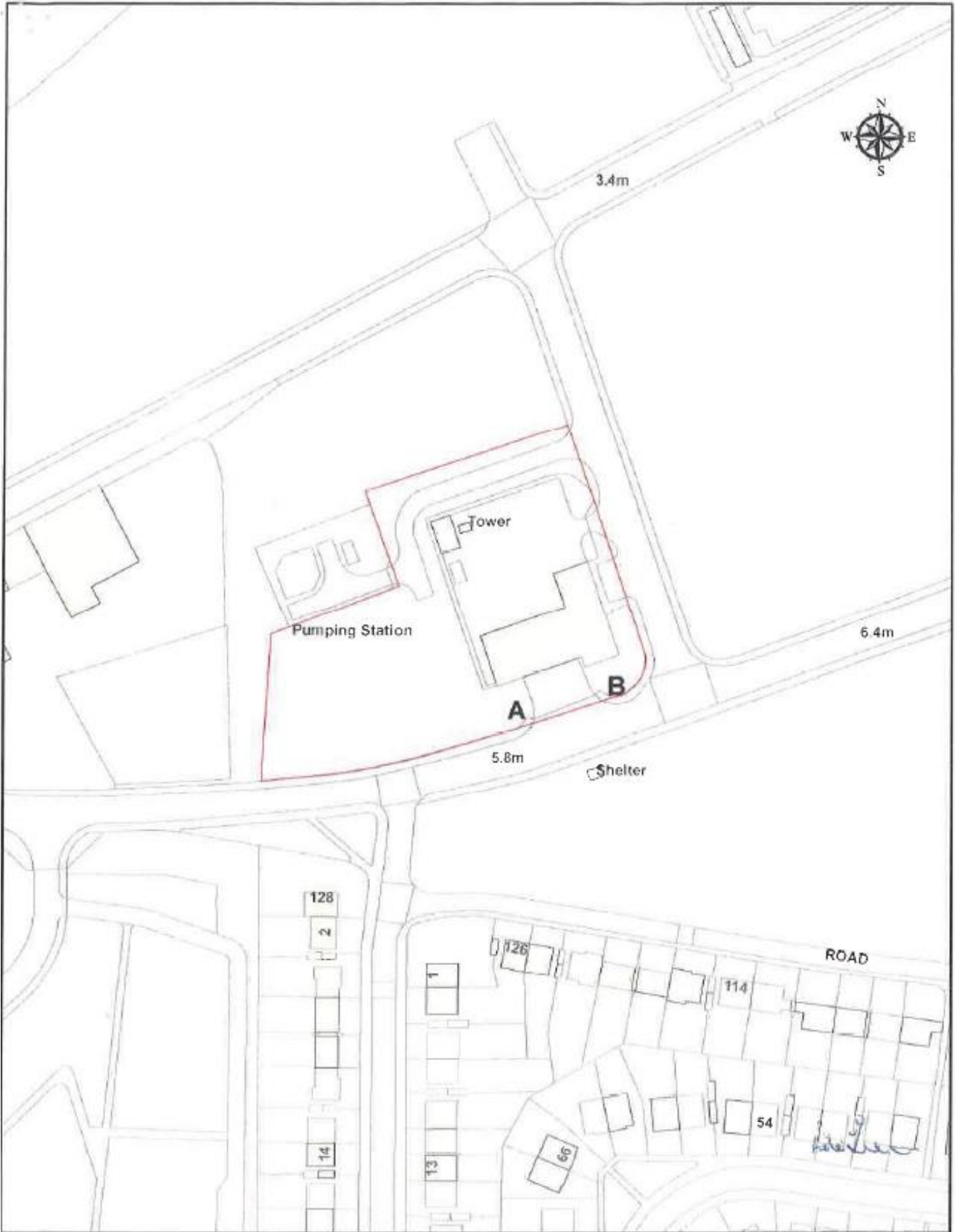
The property has an EPC rating of C64.

Legal Costs

Each party will be responsible for their own legal/professional fees.

VAT

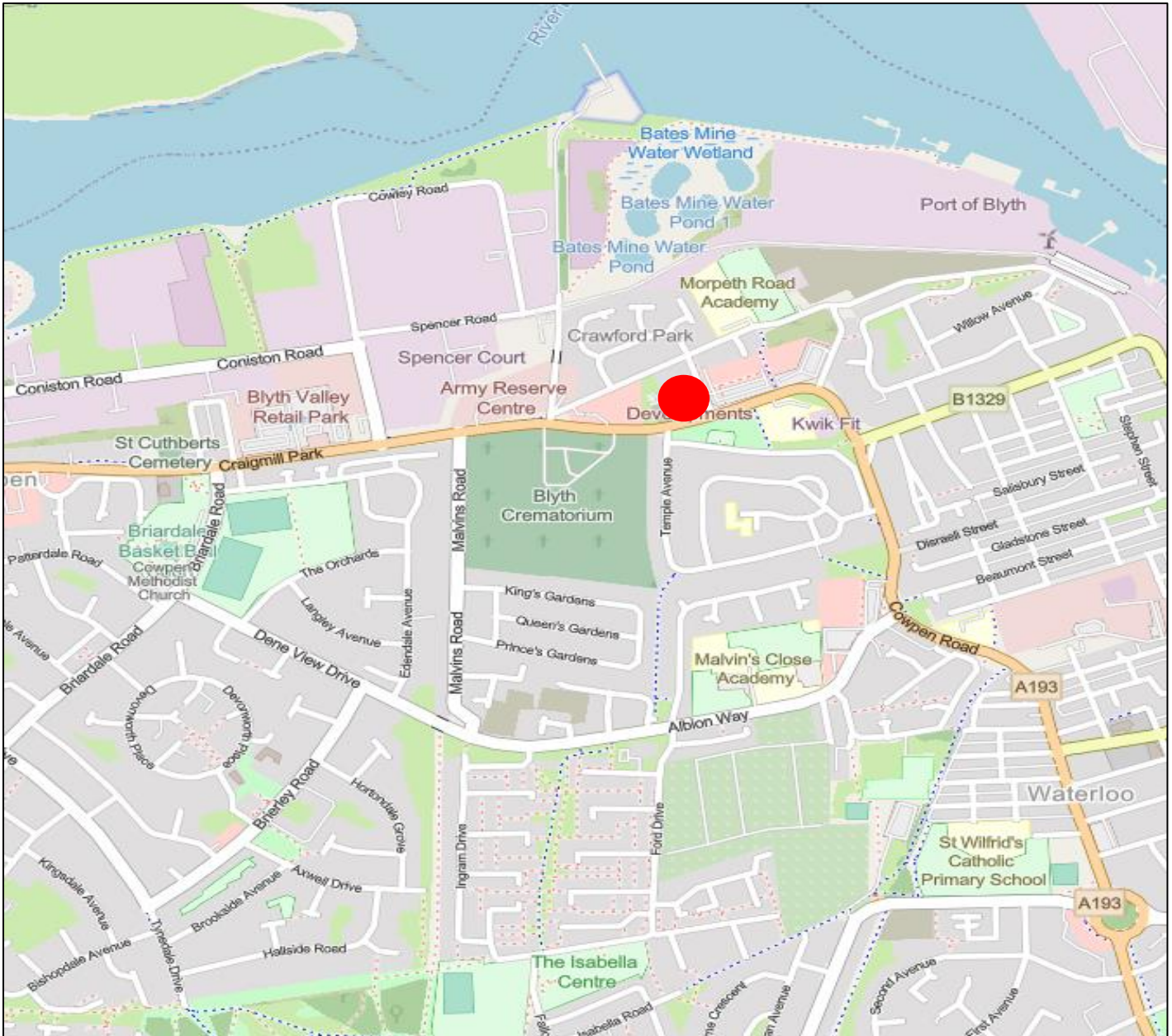
All rents, premiums and purchase prices quoted are exclusive of VAT.



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February 2024

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