



An attractive investment opportunity to purchase a commercial freehold property which comprises a high street shop with additional staff/ancillary and storage space to the first floor. Built in 1983, the shop has its own independent access. At the rear is a designated car park area with gated access. Currently tenanted for £26,500 per annum and therefore deriving around a 10% ROI at asking price.

- Investment Opportunity
- Central Location
- Approx. 10% ROI
- 1512 sq/ft Total Floor Area

Total Floor Area

The building has a total floor area of 140.46 sq/m or 1512 sq/ft.

Location

The property is located in Blyth, a town in Northumberland, located 13 miles northeast of Newcastle. The two-storey premises occupies a prominent corner plot with good pedestrian footfall, road and transport links.



Current Tenants

Unit 2 is let to William Hill Organisation Limited for £26,500+vat per annum, paid monthly. Their lease runs for ten years from 02.06.2015.

Business rates

We understand that the rateable values for this property have been assessed as follows:

Unit 2 - £24,250

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Planning Use Class

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

EPC

An Energy Performance Asset Rating has been given of D-93. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Services

Mains electric, water and drainage.

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Tenure

Freehold.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Agents Notes

VAT is applicable in addition to the agreed sale price.