



6 Plessey Road, Blyth, Northumberland NE24 3AD

- Ground Floor Retail Unit (Additional Basement)
- Ground Floor 67 sq. m. (722 sq. ft.) / Basement 36 sq. m. (390 sq. ft.)
- Formerly Traded as a Café
- New Flexible Lease Terms Available
- Suitable for a Variety of Uses
- Prominent Position Just Off Blyth Quayside

Rent £7,200 per annum

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Location

The unit is located on the corner of Sussex Road and Plessey Road just off Blyth Quayside. Blyth is a coastal town in south east Northumberland and is approximately 13 miles north east of Newcastle upon Tyne.

Description

The unit is situated on the ground floor of a two storey end terrace property. It was formerly occupied by a café but would suit a variety of uses subject to the correct use class.

| Area | sq. m. | sq. ft. |
|---------------------|---------------|-----------------|
| Retail Area | 42.16 | 453.80 |
| Kitchen | 15.84 | 170.50 |
| Store | 2.56 | 27.55 |
| Store | 1.87 | 20.12 |
| Disabled W.C | 2.64 | 28.41 |
| W.C | 2.04 | 21.95 |
| | | |
| Basement | 36.27 | 390.40 |
| | | |
| Net Internal | 103.38 | 1,112.77 |

Tenure

Leasehold – A new lease is available terms and conditions to be agreed.

Rent

£7,200 per annum

Costs

The ingoing tenant to pay £1,000 + vat (£1,200 inc vat) for a contribution towards the lease & agents costs.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £3,100

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

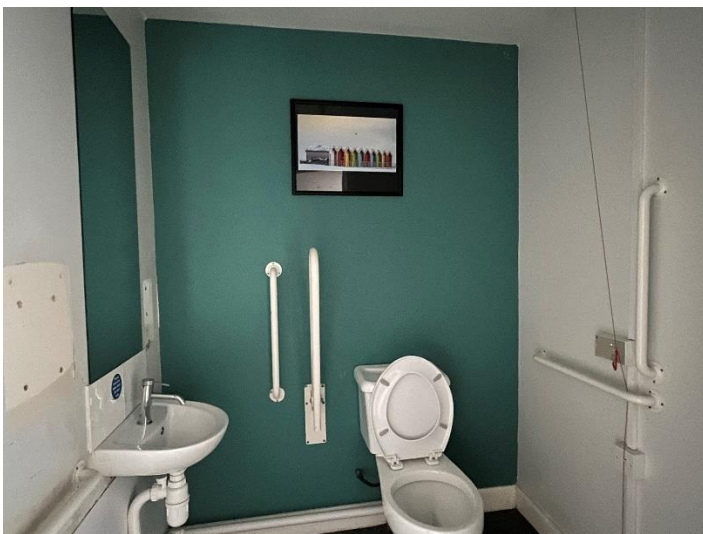
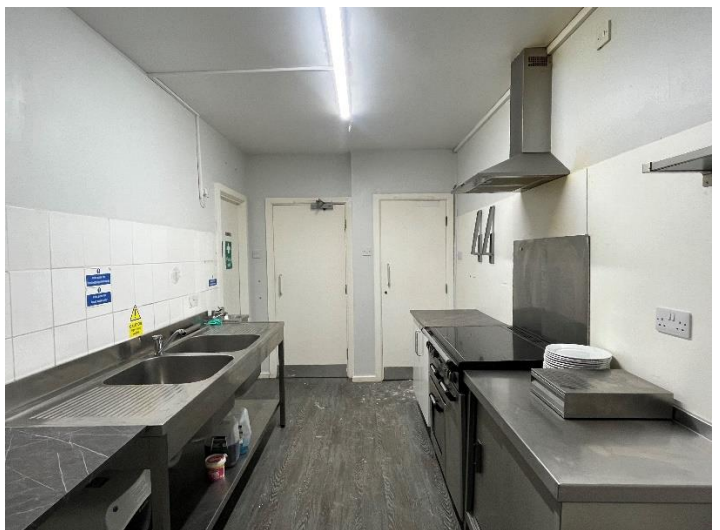
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared: 12th April 2024



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