



## 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 £6,000 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
<b>Basement</b>	<b>36.27</b>	<b>390.40</b>
<b>Net Internal</b>	<b>103.38</b>	<b>1,112.77</b>

## Tenure

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

## Rent

£6,000 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.

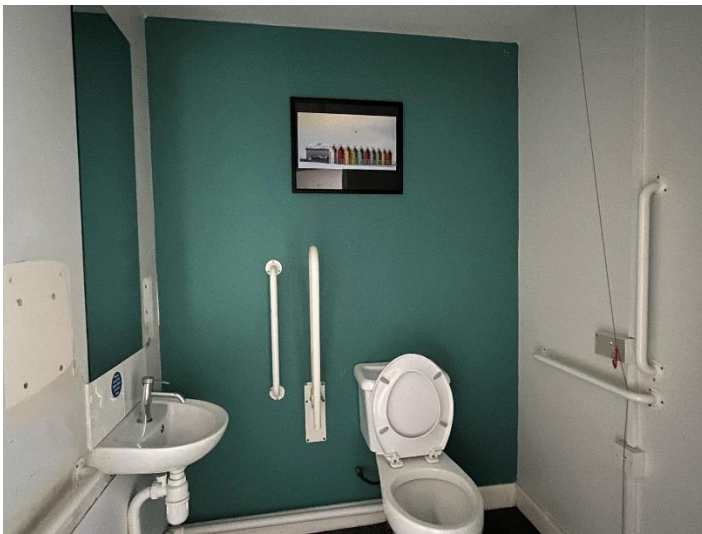
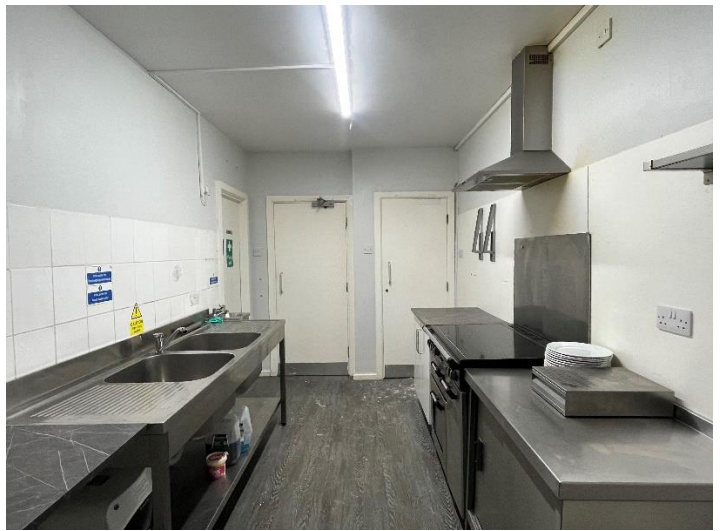
**Ref: H988 (Version 1)**

**Amended: 10<sup>th</sup> June 2024**





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