

Retail | Office | Industrial | Land



## 2 Freehold Street, Blyth, Northumberland NE24 2BA

- First Floor Former Café
- Floor Area circa 72.35 sq. m. (778 sq. ft.)
- Suitable for a Variety of Uses STPP
- Busy Town Centre Location
- On Street Parking
- 999 year Lease from 20 March 2008
- EPC Rating: D

**Offers in Excess of £69,950**

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## Location

The property is located on Freehold Street just off Bridge Street. Bridge Street is a continuation of Waterloo Road which is one of the main arterial roads through Blyth town centre. Blyth is a coastal town in south east Northumberland and is approximately 13 miles north east of Newcastle upon Tyne.

## Description

A first-floor former café within a two storey end terrace red brick building with pitched slate roof. The unit consists ground floor entrance with storage and stairs leading to the first floor. The first floor is prominently open plan with kitchen and x2 W.C facilities. Although a former café the unit would suit a variety of uses including conversion to residential STPP.

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Stores / Stairwell	10.0	107.63
<b>First Floor</b>		
Dining Area	43.33	466.40
Kitchen	11.76	126.58
W.C	1.8	19.37
W.C	2.66	28.63
Corridor	2.8	30.13
<b>Net Internal</b>	<b>72.35</b>	<b>778.76</b>

## Viewing

Strictly by appointment through this office.

## Price

£69,950 Offers over

## Tenure

Leasehold – Terms: 999 years from 20 March 2008

## Rateable Value

The 2024 Rating List entry is Rateable Value £ TBC

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

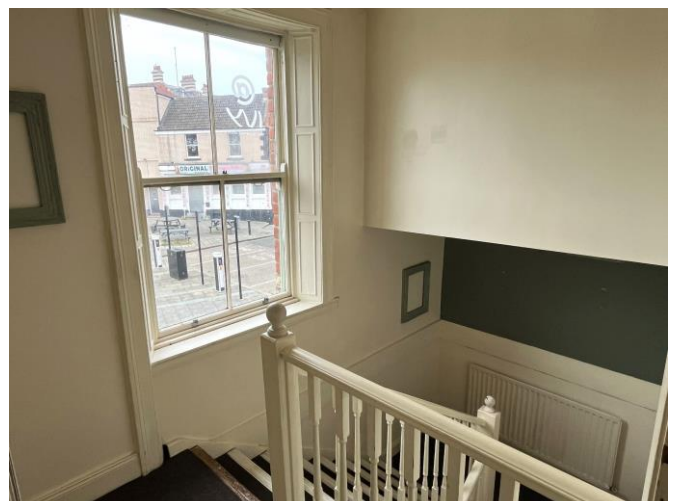
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I074

Prepared: 22/08/2024 (Version 1)



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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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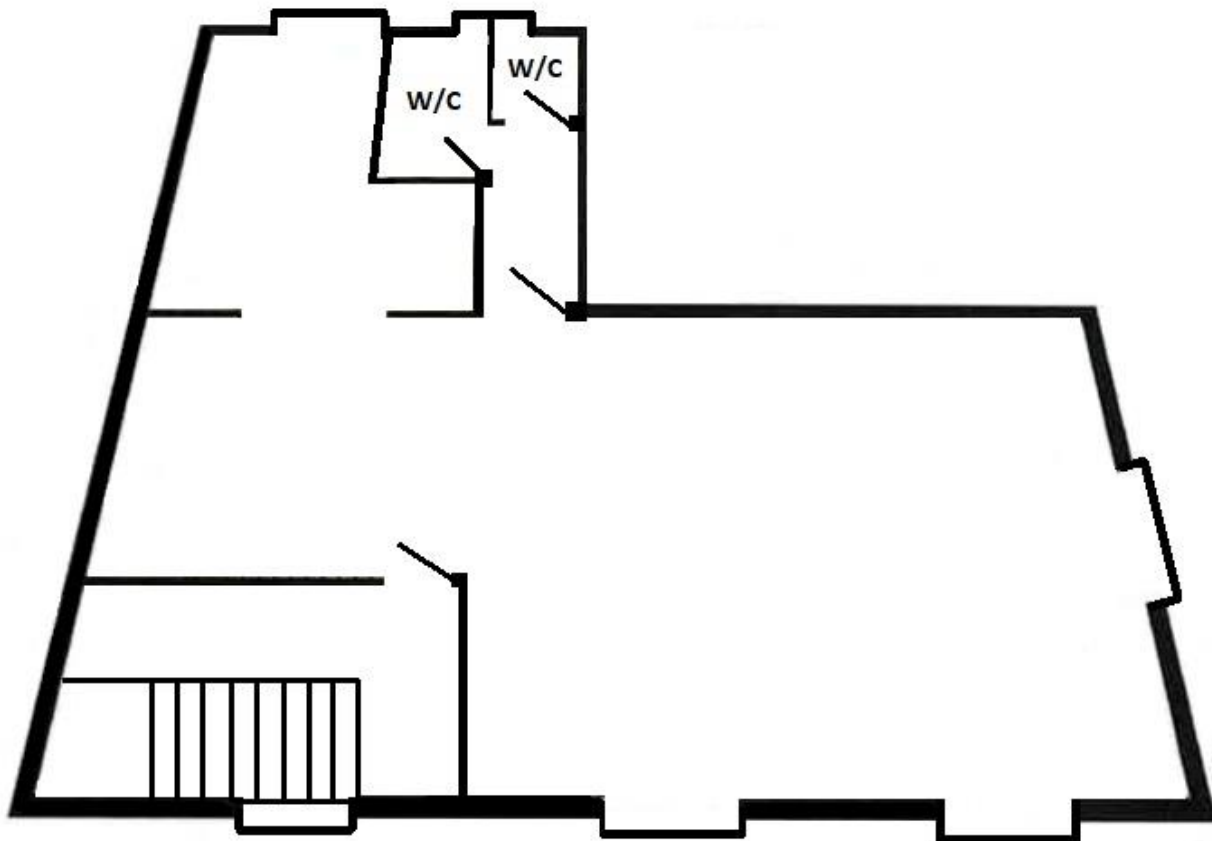


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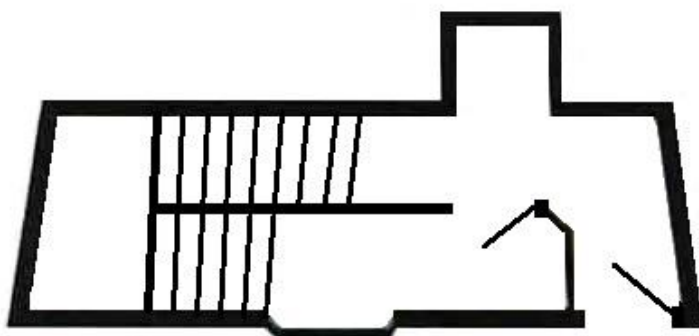
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First Floor



Ground Floor

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