



## Unit 2

**1 Church Street, Blyth, Northumberland NE24 1BG**

- Ground floor retail unit
- Net internal area 60 sq. m. (645.8 sq. ft.)
- Spacious open-plan retail with W/C
- Recently fully refurbished with modern, clean interior
- New flexible lease terms available
- Town Centre location with excellent footfall
- Suitable for retail, office, or service-based uses

**Rent £10,400 per annum**

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## Location

The unit is located on Church Street in the heart of Blyth town centre, a busy commercial area benefiting from recent public-realm improvements. The street forms a key link between the main shopping areas and the Market Square, ensuring strong visibility and steady footfall. Surrounding occupiers include a mix of national and independent retailers, cafés, and service businesses. Blyth is the largest town in Northumberland and is undergoing ongoing regeneration, making this a well-positioned retail opportunity within an improving and accessible high-street environment.

## The Premises

This mid terrace retail unit provides a total floor area of approximately 60 sq. m. (645.8 sq. ft.) and has recently undergone a comprehensive refurbishment. The accommodation comprises a spacious open-plan retail area and W/C facilities, offering a practical and versatile layout suitable for a range of business operations.

The property benefits from secure electric roller shutters, providing added security during closing hours.

Previously occupied by Argos, the premises would be well suited to a variety of retail, office, or service-based uses, subject to the appropriate planning/use class consents.

## Floor Area

60 sq. m. (645.8 sq. ft.)

## Rent

£10,400 per annum

## Costs

The incoming tenant to pay the landlord legal fees.

## Viewing

Strictly by appointment through this office

## Rateable Value

The unit is pending for a rates assessment.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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: I355a (Version 1)**

**Prepared 4<sup>th</sup> December 2025**

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