



## Unit 1

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

- Ground floor retail unit with return frontage
- Net internal area 135 sq. m. (1,453 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 £20,800 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 end terrace retail unit provides a total floor area of approximately 135 sq. m. (1,453 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 to the door frontage, 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

135 sq. m. (1,733.33 sq. ft.)

## Rent

£20,800 per annum

## Costs

The ingoing 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

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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: I355 (Version 1)**

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

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