

EXCITING OPPORTUNITY FOR SALE

1 West Bridge Street
Cambois, Blyth NE24 1QP



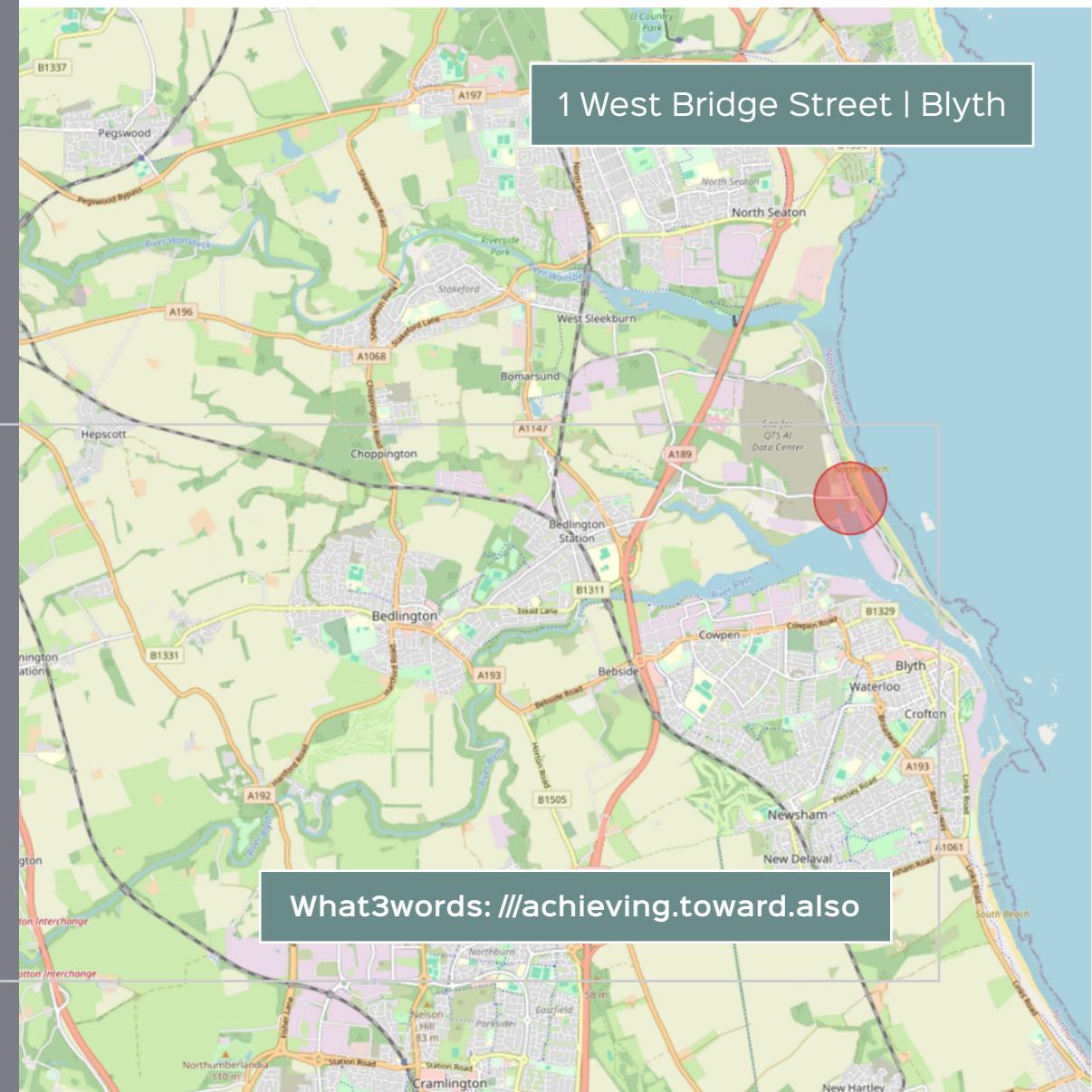
INTRODUCTION

The Michie Group LLP are delighted to bring to the open market an exciting opportunity to acquire the freehold interest of a well-established and popular commercial premises along with fully refurbished first floor flat. Currently housing Nancy's Cafe, a thriving business in the heart of Cambois, the property is ideal for an owner operator or investor.

LOCATION & SITUATION

Situated in the heart of Cambois on West Bridge Street, the property benefits from both substantial foot and road traffic with ample roadside parking available to service local and passing trade.

Being well connected to the surrounding area with the A189 just a short drive away, providing direct access to Blyth town centre and further connections to Newcastle upon Tyne and the A1 motorway.



DESCRIPTION

Nancy's Cafe is a well-established and profitable business, formerly a hairdressing salon, the property underwent a change of use in 2018 and has since become a unique and rare turnkey opportunity for any prospective purchaser. The sale offers all fixtures, fittings, and catering equipment, allowing for immediate operation. Featuring a fully equipped commercial kitchen, a stylish countertop and dining area with ample seating space both indoors and outdoors. This property presents an excellent opportunity for an owner-operator or investor seeking a profitable business with great growth potential.

Nancy's Cafe is currently run by the Vendor as a sole trader and thrives from a well-established reputation, the sale of the property comes as a result of their retirement. It is to be noted that the ground floor unit is no means restricted to being run as a cafe and offers potential alternative uses, subject to obtaining the necessary planning consents.

The fully refurbished first floor two-bedroom flat presents convenient living, featuring a brand-new kitchen, spacious living room, and a modern bathroom with high-quality finishes throughout. The flat is ready for immediate occupation, ideally suited for an owner-operator to service the business downstairs.

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THE CURRENT RATABLE VALUE OF THE PROPERTY IS £3,950.00

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 this from the Local Rating Authority.

RIGHTS, EASEMENT AND WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing matters registered by any competent authority, subject to Statute.

LOCAL AUTHORITY

Northumberland County Council

EPC RATINGS

1 West Bridge Street (Cafe) – C

1A West Bridge Street (Flat) – E

A copy of the respective EPC's are available upon request.

COUNCIL TAX

Council Tax Band - A

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METHOD OF SALE

The property is registered with the HM Land Registry as Title Number ND182736 and is offered for sale via the method of private treaty, freehold with vacant possession upon completion. The Vendor reserves the right to conclude the sale as they wish.

VIEWINGS

Potential purchasers are requested to register their interest at an early stage with the selling agents. Viewing strictly by prior appointment only. Please contact selling agent Tom Bell.

Tom Bell MRICS

The Michie Group LLP
5F Linnet Court
Cawledge Business Park
Alnwick
NE66 2GD

Tel: 07504 544875

Email: tom@michiegroup.co.uk

MICHIE GROUP

CHARTERED SURVEYORS AND TOWN PLANNERS

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Regulations, the purchaser will be required to provide proof of identification, proof of residence and proof of funds to the selling agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PLANS AREAS & SCHEDULES

These particulars have been prepared as carefully as possible and are based on the information provided by the Vendor and the HM Land Registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

BOUNDARIES

Boundaries are indicated on the sale plan and the responsibility and maintenance for these will be included within the sale in so far as they are owned.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining the boundaries nor their ownership.

IMPORTANT NOTICE

The Michie Group LLP for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by The Michie Group LLP for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. Dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. The Michie Group LLP, and any person in its employ, does not have the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by The Michie Group LLP for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. The Michie Group LLP is the trading name of The Michie Group LLP 5F Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD. These Particulars were prepared in April 2025.