



72 Waterloo Road, Blyth, Northumberland NE24 1DG

- Ground floor retail unit
- Floor area circa 77.68 sq. m. (836.13 sq. ft.)
- Suitable for a variety of uses STPP
- Busy town centre location
- Close to popular pubs & restaurants
- New lease terms available
- Rewired, New Kitchen & Bathroom installed

Initial Rent: £7,800 per annum

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Location

The property is located on 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

The subject property comprises a ground floor retail unit situated within a two-storey mid-terrace red brick building beneath a pitched slate roof.

The accommodation provides a main retail area, together with ancillary storage rooms and WC facilities to the rear. Externally there is a private, enclosed yard located at the rear of the premises.

The unit also benefits from being rewired, in the last 12 months, had damp membrane installed, new kitchen, bathroom and back roof replaced.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Main Retail	48.76	524.85
Hallway & W/C	11.47	123.46
Storeroom 1	6.10	65.66
Storeroom 2	10.3	110.86
Store Cupboard	1.05	11.30
Net Internal	77.68	836.13

Viewing

Strictly by appointment through this office.

Rent

£7,800 per annum

Year 2 - £8,400, Year 3 - £9,000 per annum

Rateable Value

The 2025 Rating List entry is Rateable Value £6,800

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.

EPC

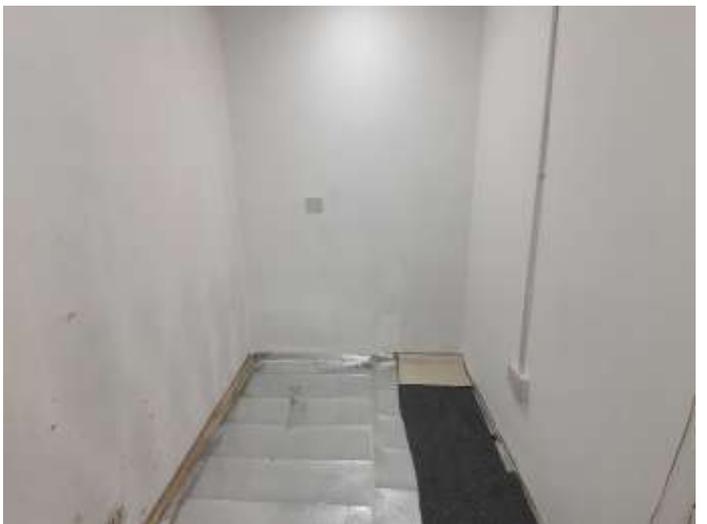
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Important Notice

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3. Any areas, measurements and distances given are approximate only.

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