

Retail | Office | Industrial | Land



## 72 Waterloo Road, Blyth, NE24 1DG

- Ground Floor Double Fronted Retail Unit
- Floor Area circa 77.68 sq.m. (836.14 sq.ft.)
- Suitable for a Variety of Uses STPP
- Busy Town Centre Location
- Close to Popular Pubs & Restaurants
- New Lease Terms Available
- EPC Rating: D

**Rent: £9,000 per annum**

# COMMERCIAL

## 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

A ground floor retail unit within a two storey mid terrace red brick building, with a pitched slate roof.

The unit consists ground floor main retail area, with partition wall leading to a large secondary retail/store area. To the rear there are two additional storerooms and w/c and a smaller storage cupboard.

Previously a computer retail and repair store, this property would benefit from a variety of uses (stpp).

There is a private, enclosed yard, to the rear.

The landlord will be carrying out some works, as the electrics will be upgraded and some damp areas will be treated (although there is an option for rental incentive, should the tenant want to take on this role).

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Main Retail	24.54	264.15
Secondary Retail	24.22	260.70
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
<b>Net Internal</b>	<b>77.68</b>	<b>836.14</b>

## Viewing

Strictly by appointment through this office.

## Rent

Initial Rent £9,000 per annum

## Rateable Value

The 2024 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.

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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: I093**

**Prepared: 19<sup>th</sup> September 2024**

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