

INVESTMENT



FOR SALE

Unit 1B Albion Way, Blyth, Northumberland, NE24 5BW

Bradley Hall

INVESTMENT SUMMARY

- Prominently located hybrid unit providing both office and light industrial
- c20 parking bays with EV charging points
- Nearby occupiers include B&M Store, Farmfoods and Franks Flooring located at Albion Retail Park
- Good transport links; close to A189 Spine Road and A19
- 5 minutes from Blyth Town Centre
- Unit 1B is let to READYPAY LIMITED at a passing rent of £40,325 per annum (£10.71 psf)
- EPC B(40)
- Freehold

We are instructed to seek offers at £450,000 (Four Hundred and Fifty Thousand Pounds) subject to and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 8.58% assuming Purchaser's Costs of 6.03%.

Description

The property comprises a two storey, detached hybrid unit, of masonry construction beneath a pitched tiled roof, providing a combination of office accommodation and light industrial space.

At ground floor, the unit includes a reception area, open plan office with cellular suites, kitchen, WC facilities, and a functional industrial garage suitable for vehicle repair or workshop use. The warehouse is served by an electric roller shutter loading door measuring approximately 3.0 m wide by 3.0 m high, providing efficient access for servicing, deliveries and trade operations. The industrial space benefits from an apex height of approximately 6.0 m and eaves height of approximately 3.12 m, offering strong clearance and operational flexibility.

The first floor offers additional office accommodation together with further storage space.

Externally, the property benefits from approximately 20 car parking spaces, including electric vehicle charging points.

Tenure

The property is Freehold.

Tenancy Schedule



Unit	Area Sq Ft	Tenant	Lease Start	Lease End	Break Clause	Rent Review	Rent £ Per Annum	Notes
1B	3,763	READYPAY LIMITED	20/12/2024	19/12/2029	-	-	£40,325	Inside the L&T Act 1954.

LOCATION

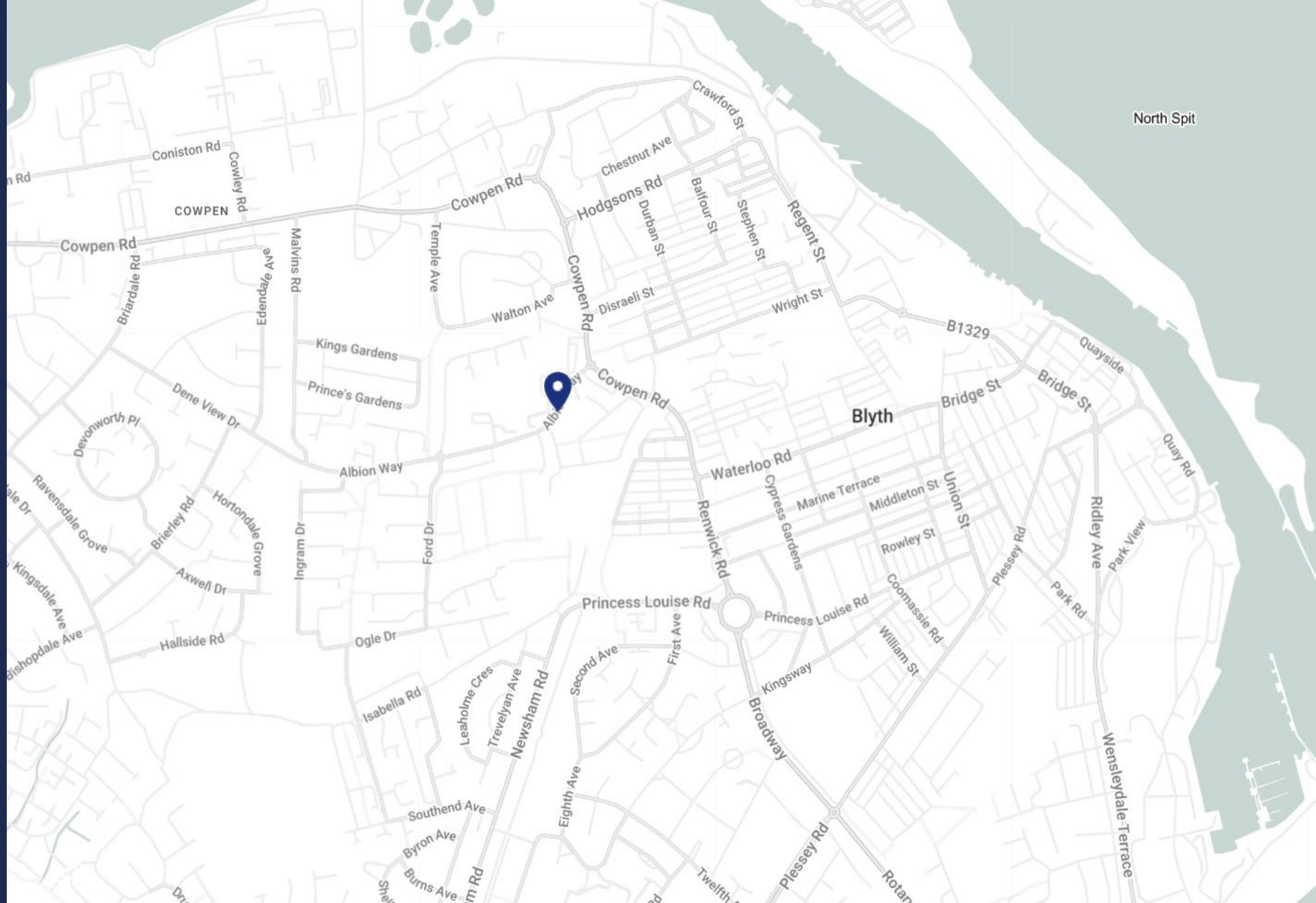
The property is located within an established commercial area of Blyth, Northumberland, in the North East of England.

Blyth is a well connected coastal town, approximately 13 miles north of Newcastle upon Tyne, with a strong industrial and logistics presence. The town benefits from good road connectivity via the A189 Spine Road, providing direct access to the A19 and onward links to the regional motorway network.

The surrounding area comprises a mix of light industrial, trade counter and office occupiers, making it a proven location for hybrid and workshop based uses.

Local amenities and services are available nearby, supporting day to day business operations. Public transport links are accessible within Blyth, with bus services connecting to surrounding towns and Newcastle city centre.

Blyth Port, an important regional employment hub, is also located a short distance from Albion Way.



PROPOSAL

We are instructed to seek offers in excess of **£450,000 (Four Hundred and Fifty Thousand Pounds)** subject to and exclusive of VAT. A copy of the current lease is available upon request.

VAT

All rents, premium and purchase prices quoted herein are exclusive of VAT. The property is opted for VAT and it is envisaged that the property will be sold as a TOGC.

EPC RATINGS

Unit 1B: B(40)

RATEABLE VALUE

Unit 1: £20,000

CONTACT US

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Bradley Hall



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