

RETAIL PREMISES FOR SALE OR TO LET

6 Croft Road, Blyth, NE24 2JL

- Prominent retail building
- Town centre location
- Total size of 72.9m² (785ft²)
- Available to let or to purchase
- May be suitable for a variety of uses STPP

Rent of £7,000 per annum
Offers invited to purchase

BradleyHall



LOCATION

The subject property is located on Croft Road in Blyth, a coastal town in South East Northumberland. The property is situated less than 80ft from Bridge Street which is the main Road through Blyth town centre. Bridge Street links on to B1328 and the A193, providing direct access to the A189 and the North Tyneside Coast.

The property benefits from being just 0.1 mile from Market Square and 50 yards from Keel Row Shopping Centre. The property is accessible by public transport with bus routes servicing Bridge Street and Blyth bus station is just 50 yards away.

DESCRIPTION

The subject property is a mid-terrace arranged over ground and first floor. The ground floor area provides a traditional shop front for the purposes of retail space, whilst the first floor could be used as an office or for storage purposes.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	40.78m ²	439ft ²
First Floor	32.14m ²	346ft ²
Total	72.92m²	785ft²

EPC RATING

E101

RATING ASSESSMENT

The rateable value of the premises as of 1st April 2023 is £4,150 and the estimated rates payable for the current year is £2,070.85. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £7,000 (Seven Thousand Pounds) per annum. Offers are invited for the purchase.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Car parking on street
Situated on Croft Road
0.1 miles from Bridge
Street
0.1 miles from Blyth Bus
Station
2.8 miles from Blyth
Bebside Railway Station



0.3 miles from A193
2.3 miles from A189



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.