



6 Parsons Street, Blyth, Northumberland NE24 1BN

- Ground Floor Retail Unit
- Town Centre Location
- New Flexible Lease Available
- Floor Area 47.5 sq. m. (511 sq. ft.)
- Suitable for a Variety of Uses
- Electric Roller Shutters / Alarmed

Rent £3,840 per annum

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Location

The unit is located on Parsons Street a small cut just off Bridge Street. Bridge Street is a continuation of Waterloo Road which is one of the main arterial roads through Blyth town centre. The subject building is close to Blyth bus depot and approximately 100 metres from a free car park. Blyth is a coastal town in south east Northumberland and is approximately 13 miles north east of Newcastle upon Tyne.

Description

The unit is situated on the ground floor of a two storey mid terrace property. It benefits from secure electric roller shutters and alarm system.

The unit is well presented and would suit a variety of uses subject to the correct use class.

Area	sq. m.	sq. ft.
Retail Area	33.54	361.02
Office	4.14	44.56
Store	5.08	54.68
Kitchen	3.78	40.68
W/C	0.96	10.33
Total	47.5	511.28

Tenure

Leasehold – A new lease is available terms and conditions to be agreed.

Rent

£3,840 per annum

Building Insurance

The ingoing tenant is responsible for £17 per month contribution to the building insurance.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £4,080

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.

Important Notice

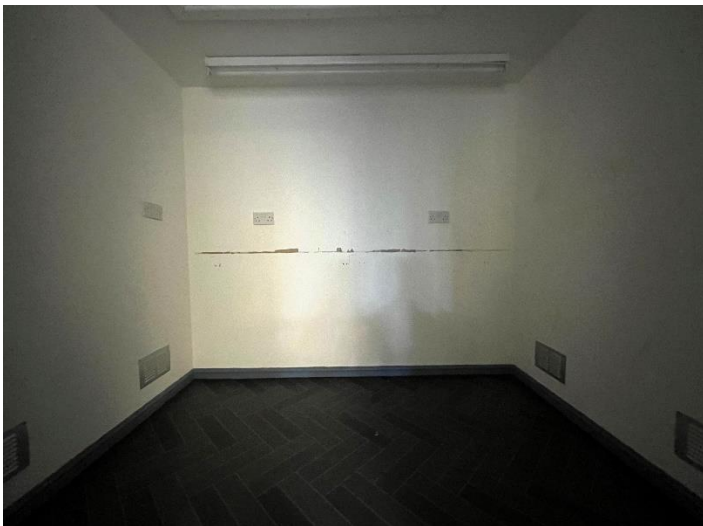
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H904 (Version 1)

Amended 10th April 2024



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