



First Floor Unit, 45 Rosemary Terrace, Blyth, NE24 3DS

- First Floor Office/Retail Unit
- Presented to a High Standard*
- 2 Dedicated Parking Bays
- Floor Area circa 49.57 sq.m. (531 sq.ft.)
- New Lease Terms Available
- Private Entrance

Rent: £6,000 per annum

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Location

The property is located at the rear of Rosemary Terrace, which backs onto the popular Blyth Ridley Park.

Blyth is a coastal town in south east Northumberland and is approximately 13 miles north east of Newcastle upon Tyne.

The Premises

The unit is on the first floor of a detached two storey red brick building with pitched slate roof. The floor area is circa 49.57 sq.m. (531 sq. ft.) consisting partitioned office spaces/treatment rooms, lobby area and w/c.

The unit is presented to a high standard with electric heating, double glazing and spot lighting.

*the unit is undergoing additional works, of which the landlord is happy to consider the layout options of the potential tenant (should the partitions needs to be removed, for example). The photos provided show the current state of the property.

The unit would suit a variety of uses subject to the correct use class.

Tenure

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

Rent

£6,000 per annum

Costs

The ingoing tenant is responsible for the costs relating to the preparation of a new lease.

Rateable Value

The 2023 Rating List Entry is Rateable Value £7,800

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.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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 I173 (version 2)

Updated May 2025

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