



Broadway Bungalow, Broadway, Blyth NE24 2PW

- Detached single-storey retail / office unit
- Floor area circa 34.9 sq. m. (376 sq. ft.)
- Presented to a high standard throughout
- High levels of passing vehicular traffic
- Prominent corner position on A193
- Zero business rates (subject to eligibility)
- Suitable for various uses, subject to consent

Rent: £7,020 per annum

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Location

The property is prominently located on the corner of Sixth Avenue and Broadway (A193), a busy arterial route providing direct access into Blyth Town Centre and benefitting from high levels of passing vehicular traffic. Blyth is an established coastal town in south-east Northumberland, approximately 13 miles north-east of Newcastle upon Tyne. The town benefits from good road connections to the wider region, with the A193 linking to the A189 Spine Road, providing convenient access to the A19 and the regional motorway network. Blyth Town Centre offers a range of local amenities, retailers, leisure facilities and public transport links, making the location suitable for a variety of retail or office occupiers.

Description

The property comprises a detached, single-storey red brick building beneath a pitched slate roof. The accommodation extends to approximately 34.9 sq m (376 sq ft) and is arranged to provide an open-plan retail area together with ancillary kitchen and WC facilities.

The unit is presented to a high standard and benefits from double-glazed windows, modern spot lighting throughout and heating/cooling via a wall split unit in the main room. The premises are currently occupied by a beauty business but are expected to become vacant shortly. The property would be suitable for a variety of alternative uses, subject to the appropriate planning consent and use class.

Tenure

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

Rent

£7,020 per annum

Deposit

£1,000

Costs

The ingoing tenant is responsible for agents costs relating to the preparation of a new lease being £1,000 plus vat £1,200 inc vat.

Building Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand, the amount is approximately £354 per annum, subject to minor annual variation. The tenant is responsible for obtaining their own contents insurance.

Rateable Value

The 2026 Rating List Entry is Rateable Value £2,800

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.

EPC Rating

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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 I375 (Version 2)

Prepared 27TH January 2026

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