

- Versatile commercial unit with secure self-contained yard
- Net internal area 121.5 sq. m. (1,307.8 sq. ft.)
- Site area approx. 0.126 acres
- Secure fenced compound with gated access
- Former photography studio, suitable for various uses
- Potential for 0% business rates, subject to eligibility
- Adjacent to Blyth Beside Rail Station and A189 Spine Road



3 Errington Street, Bedside,
Northumberland NE24 4HP

Tenure: Freehold
O/O £175,000

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Location

The unit is prominently situated on Errington Street, Bebside, Blyth, within an established industrial and commercial location in close proximity to Blyth town centre and the wider Northumberland region. The property benefits from excellent transport connectivity, being located immediately adjacent to the newly opened Blyth Bebside National Rail Station, part of the Northumberland Line restoration project, significantly improving accessibility to Newcastle upon Tyne and the surrounding areas. The station is expected to further enhance commercial activity and investment within the locality.

The surrounding area comprises a mixture of industrial, trade counter, commercial and residential occupiers, with convenient access to the A189 Spine Road providing direct links to the A19, Tyne Tunnel and regional motorway network. Blyth continues to benefit from substantial inward investment and regeneration, particularly within the energy, port and manufacturing sectors, making the area an increasingly attractive location for businesses seeking well-connected industrial accommodation in the North East.

Description

A versatile single storey commercial unit extending to approximately 121.5 sq. m. (1,307.8 sq. ft.), situated within a secure self-contained site of approximately 0.126 acres (511.67 sq. m. / 5,507.5 sq. ft.).

The property comprises a predominantly open plan warehouse/studio area with pitched roof and good internal working height, together with a range of ancillary accommodation including four offices/stores, kitchen facilities and WC accommodation.

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The unit benefits from internal electric roller shutters, lighting, power supply and a combination of fitted office and studio space, having most recently been utilised as a photography studio.

Externally, the property is positioned within a secure compound with metal palisade fencing and double gated access, providing a substantial concrete surfaced yard suitable for parking, loading and external storage.

The property would suit a variety of commercial uses, subject to any necessary consents, and offers an excellent opportunity for an owner occupier, investor or business seeking flexible premises with secure yard space.

Floor Area

121.5 sq. m. (1,307.8 sq. ft.)

Site Area

0.126 Acres / 511.67 sq. m. / 5,507.5 sq. ft.

Tenure

Freehold

Viewing Arrangements

Strictly by appointment through this office.





Rateable Value

The 2026 Rating List entry is Rateable Value £8,200

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.

Information Notice

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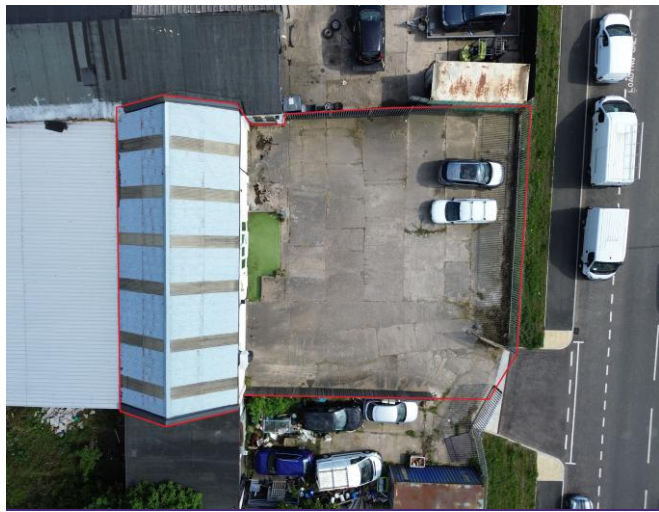
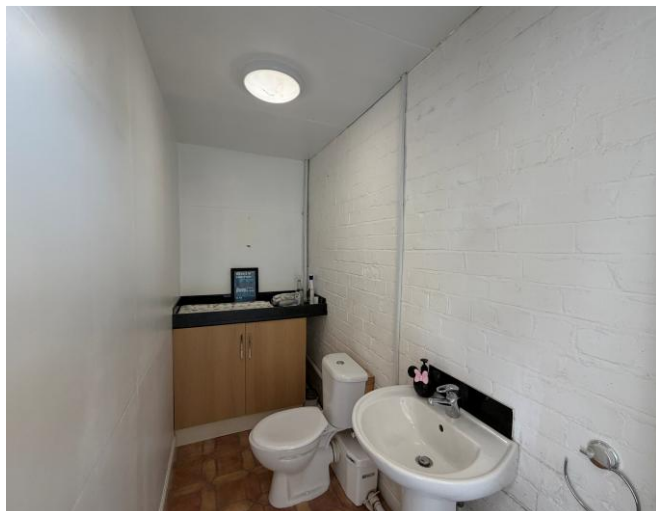
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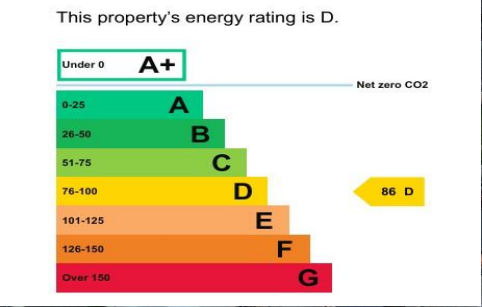


Blyth Bebside Station

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