

**To Let/
For Sale**



43 Waterloo Rad

Blyth, Northumberland, NE2 1BW

 **naylors**

To Let/ For Sale

Retail / Leisure Accommodation

2,741 Sq Ft (254.64 Sq M)

- Prime retail location in Blyth
- Self-contained two storey building
- Potential to redecorate to suit
- Suitable for a range of ss subject to planning
- Rear property access

Location

Blyth is situated around 10 miles from Newcastle upon Tyne, along the North Sea coast in Northumberland. Its proximity to Newcastle makes it easily accessible by both road and public transport. The town is a blend of industrial, residential, and recreational areas and is also gaining recognition for its growing wind farm industry, with large offshore wind farms in the North Sea nearby.

Description

Glass fronted Retail/Leisure unit. The large ground floor unit is currently fitted out for the bank's layout. The first floor has been partitioned into smaller rooms but there is potential for an open plan layout with a feature window. The first floor benefits from WC and kitchen facilities.

Accommodation

The property has been measured and comprises the following areas:

First Floor	1,113 sqft	(103.43 sq m)
Ground Floor	1,628 sqft	(151.22 sq m)
TOTAL	2,741 sqft	(254.64 sq m)

Terms

The property is available on a new FRI lease.

Rent

£20,000 per annum.

Price

£250,000 for the freehold.

Building Insurance

Available upon request.

EPC

Available upon application.

Rateable Value

According to the VOA the property has a rateable value of £13,750 giving rates payable of £6,861.25 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk