

to let



The industrial property specialists

**NO. 41
WATERLOO ROAD
BLYTH
NORTHUMBERLAND
NE24 1BW**



- SELF CONTAINED THREE STOREY MID TERRACE SHOP WITH UPPERS FLOORS
- TOTAL NIA : 461.10 M² (4,963 SQ FT) - MAY SUBDIVIDE
- FORMERLY HERON FOODS, SUITABLE FOR A SELECTION OF USES
- RENT: £35,000 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The subject property is located on Waterloo Street, Blyth.

Waterloo Road is a prominent busy thoroughfare with high footfall.

Blyth is a busy town within Southeast Northumberland, circa 13 miles north of Newcastle upon Tyne and 6 miles east of Cramlington.

The town offers is a mixture of residential, retail and leisure operators.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a large impressive three storey mid terrace building with ground floor retail sales situated on the established Waterloo Road.

The ground floor offers two pedestrian access doors onto Waterloo Road and a large open plan retail sales with rear stores and direct loading from Bondicar Terrace.

An internal stairs leads to the first floor which provides multiple store rooms and offices with WC / Welfare facilities.

Further internal stairs leads to additional rooms on the second floor with the third

floor attic providing one large storage area.

Formerly a supermarket the accommodation can be used for a variety of uses.

ACCOMMODATION

From onsite measurements we understand the property has the following NIA:

Ground Floor Sales / Stores	285.50 m ²
First Floor Offices	68.4 m ²
Second Floor Stores	81.5 m ²
Third Floor Attic Stores	25.7m ²

TOTAL NIA	461.10 M² (4,963 SQ FT)
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(GROSS frontage of 11.05 m, NET frontage of 8.00 m, and a shop depth of 24.70 m.)

SERVICES

All main services are connected to the site.

Interested parties should

BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

RV £26,250

TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

(The landlord will require 3 months rent deposit to held for the duration of the lease.)

RENT

Our client is looking for rental offers in the region of £35,000 pa.

Incentives may be offered, subject to covenant and term.

ENERGY PERFORMANCE CERTIFICATE

C-67

Full details upon request.

LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

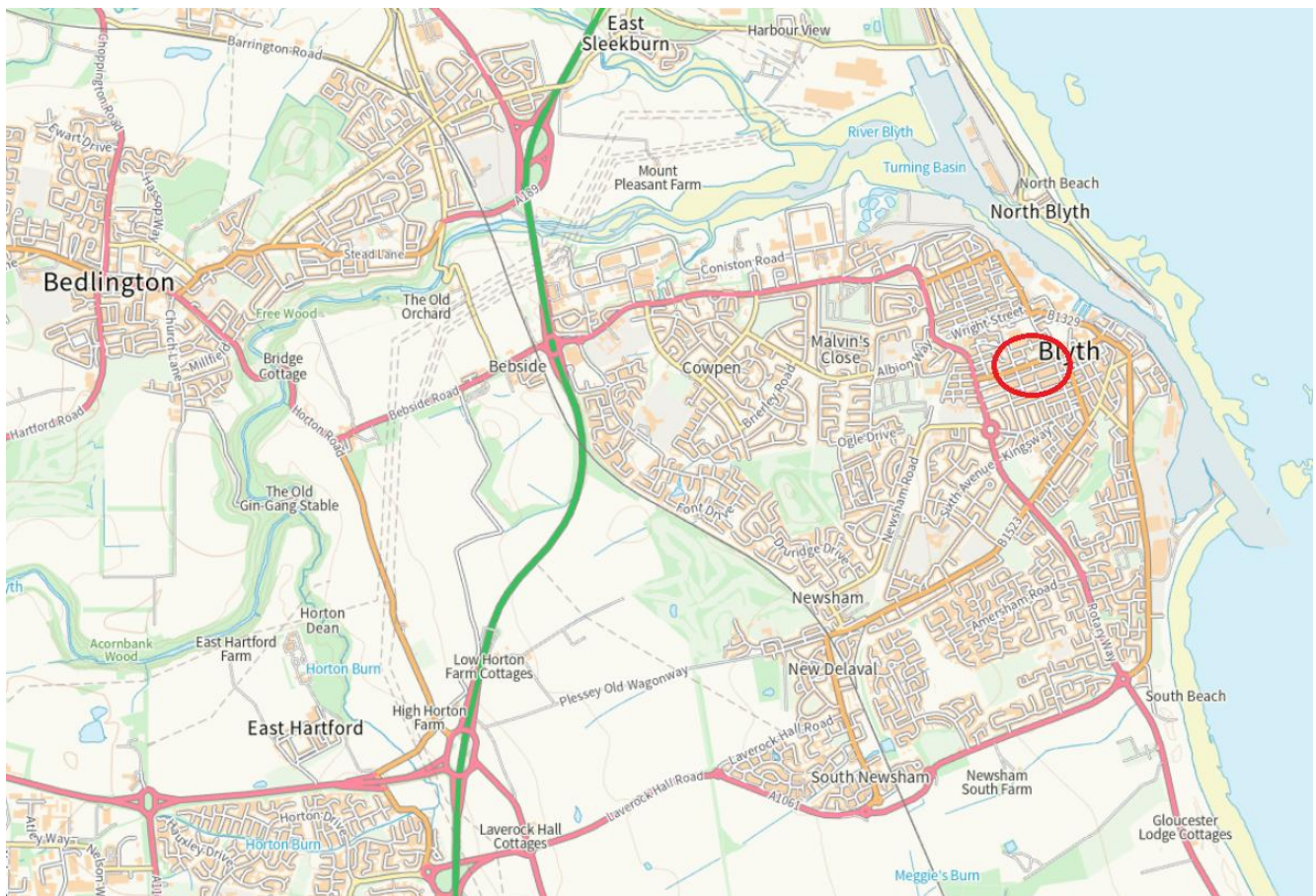
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Nov 25

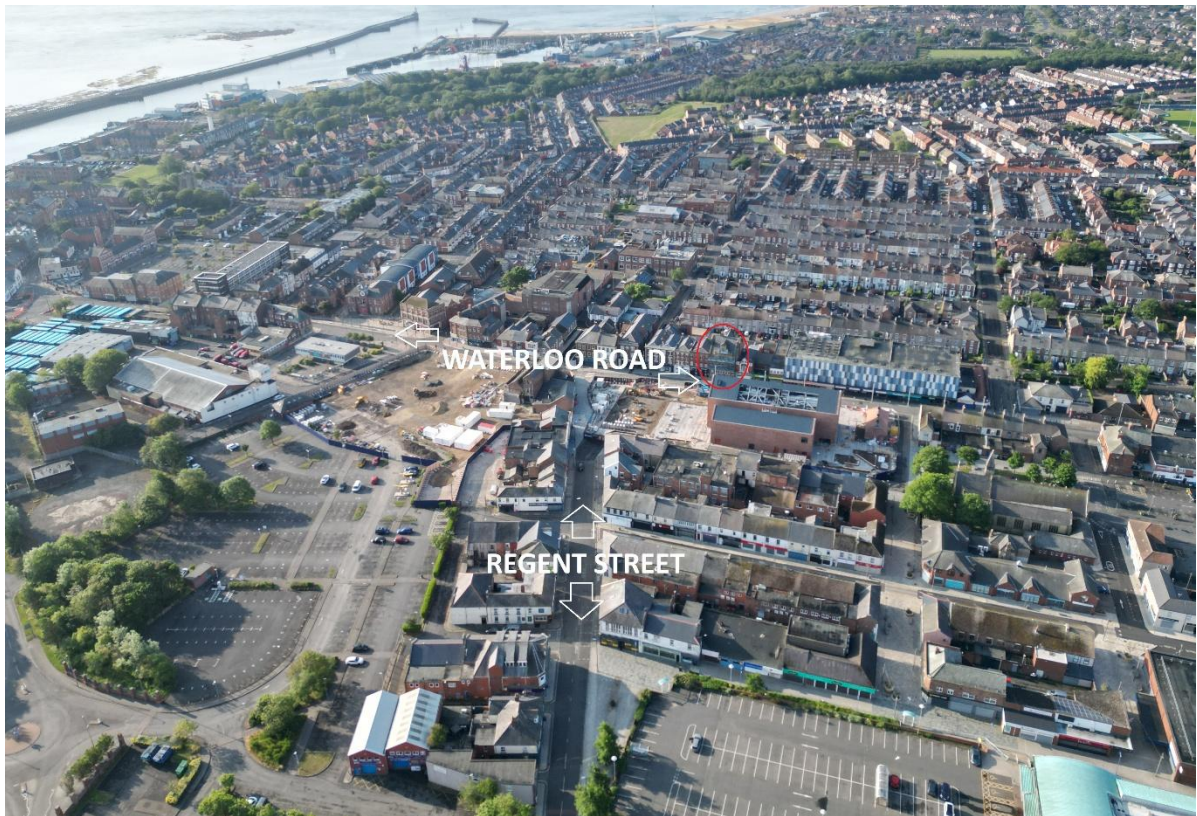




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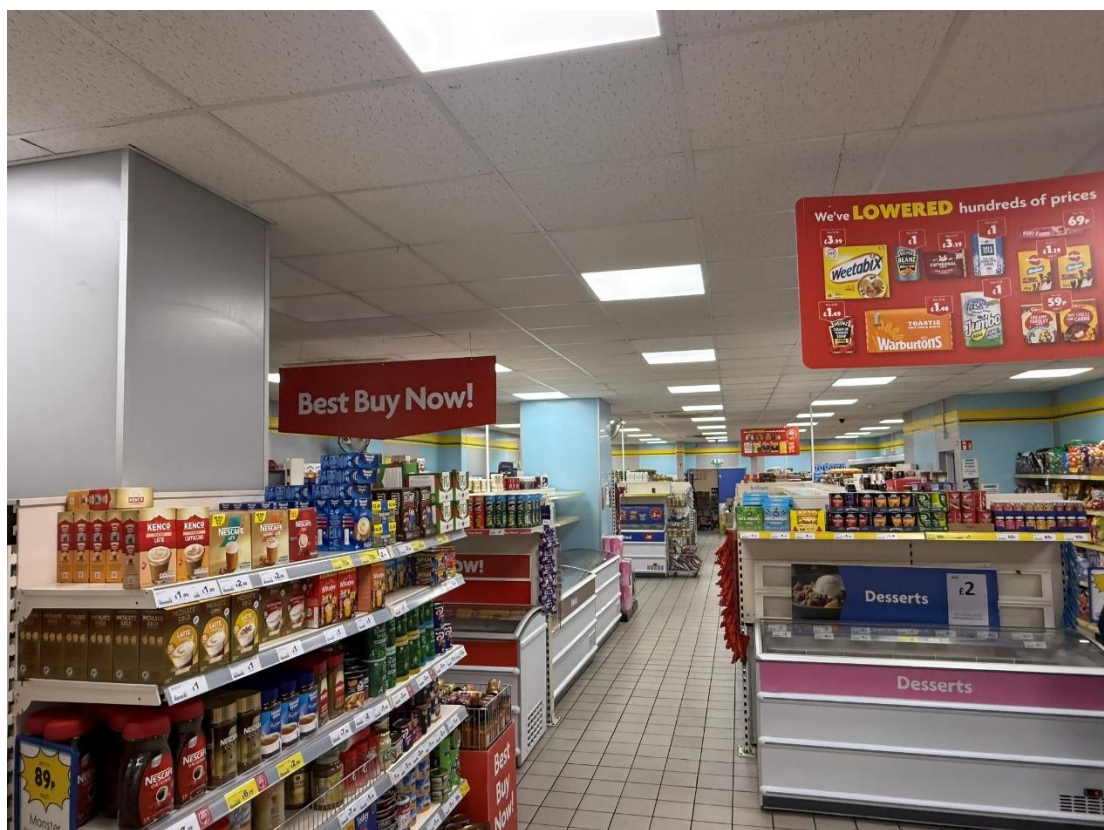
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