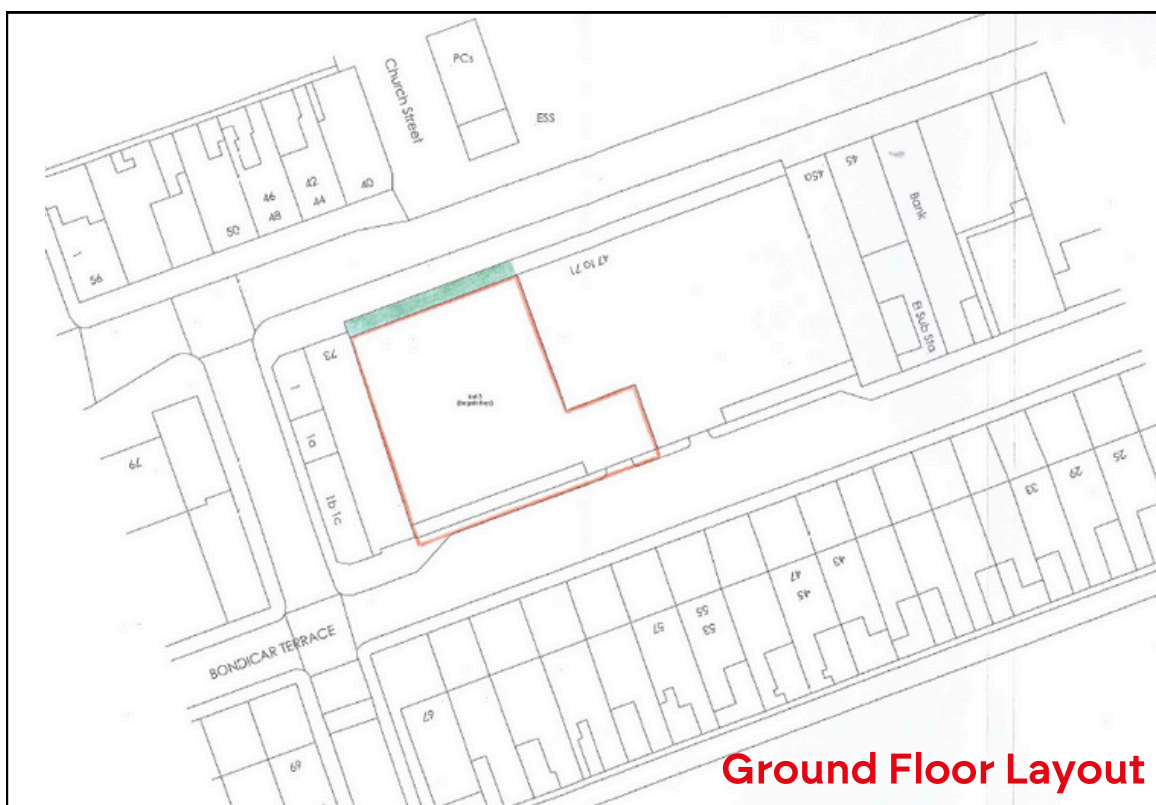


To Let



Ground Floor Layout

Blyth

Unit 3, Northumbria House, 47-71 Waterloo Road, NE24 1BW

Ground Floor: 6,673 sq ft (620 sq m)

Rent on Application

Subject to Vacant Possession

Location & Description:

- **Former Poundland store located on Waterloo Road, situated adjacent to CT Furniture and Iceland, directly opposite the new Jam Jar Cinema anchored Blyth Culture & Events Hub which is scheduled to open Summer 2025.**

Demise:

Ground Floor 6,673 sq ft (620 sq m)

First Floor 3,012 sq ft (278 sq m)

Rent:

Available upon request.

Lease:

Subject to formal vacant possession, a new effectively FRI lease is available for a term of years to be agreed.

Service Charge:

On-account service charge for the current period is £3,000 plus VAT.

EPC:

Energy Performance Rating Assessment - C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £55,500

Date Prepared:

June 2025

SUBJECT TO CONTRACT**WITHOUT PREJUDICE**

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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07808 479310

mark@barkerproudlove.co.uk

Kiera McLaughlin

07591 835776

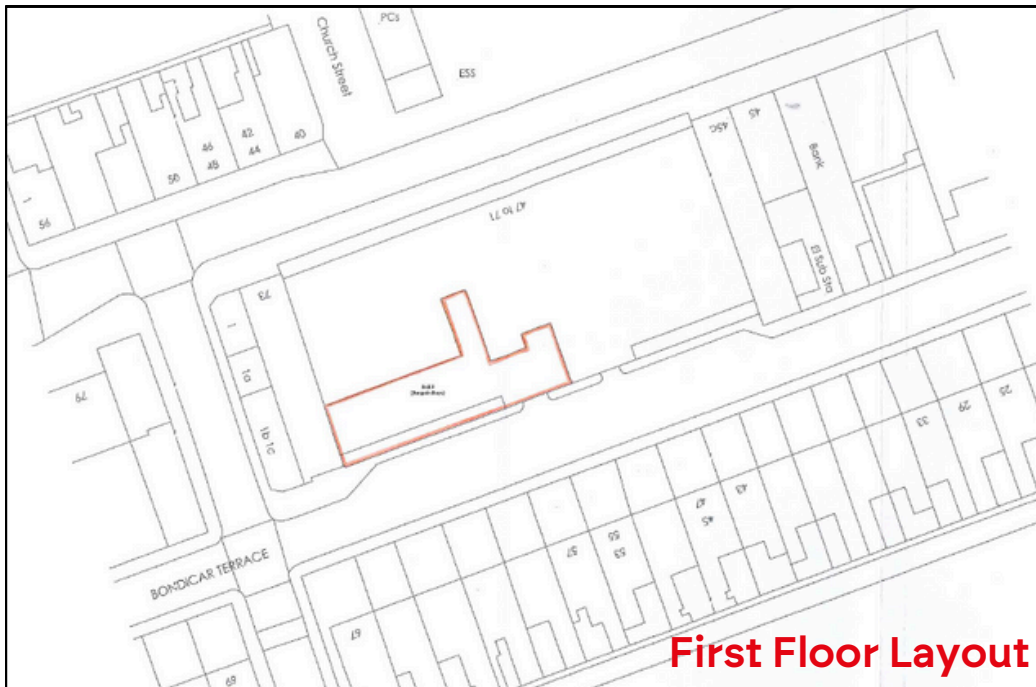
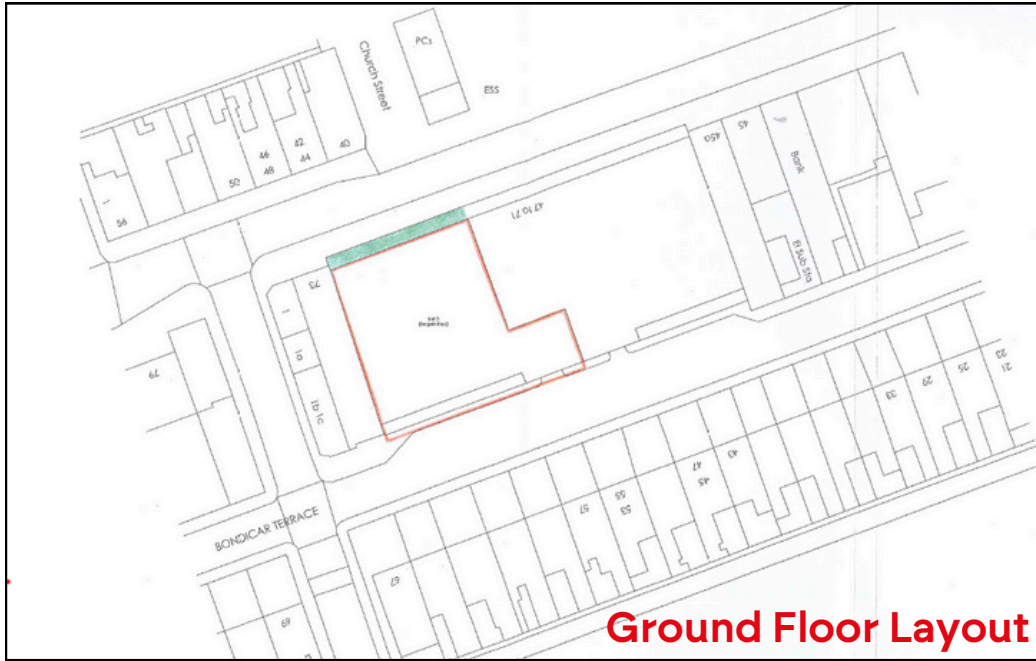
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