
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 .**

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 2026) - £53,000.

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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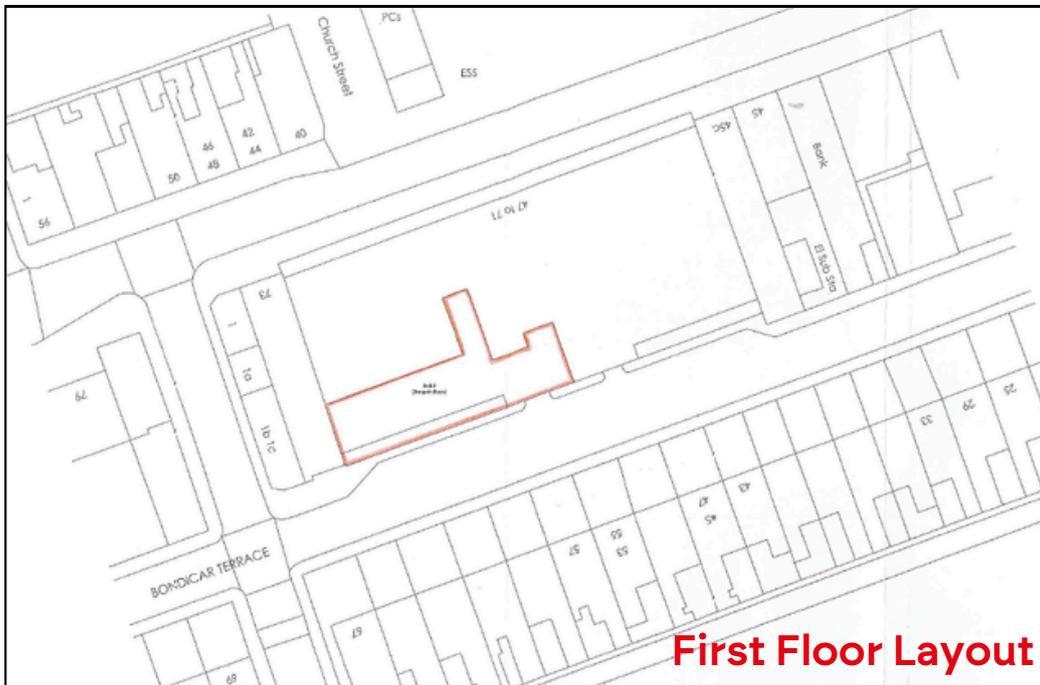
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Ground Floor Layout



First Floor Layout

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