

# To Let



## 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

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**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.**

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**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:**

**Mark Proudlove**

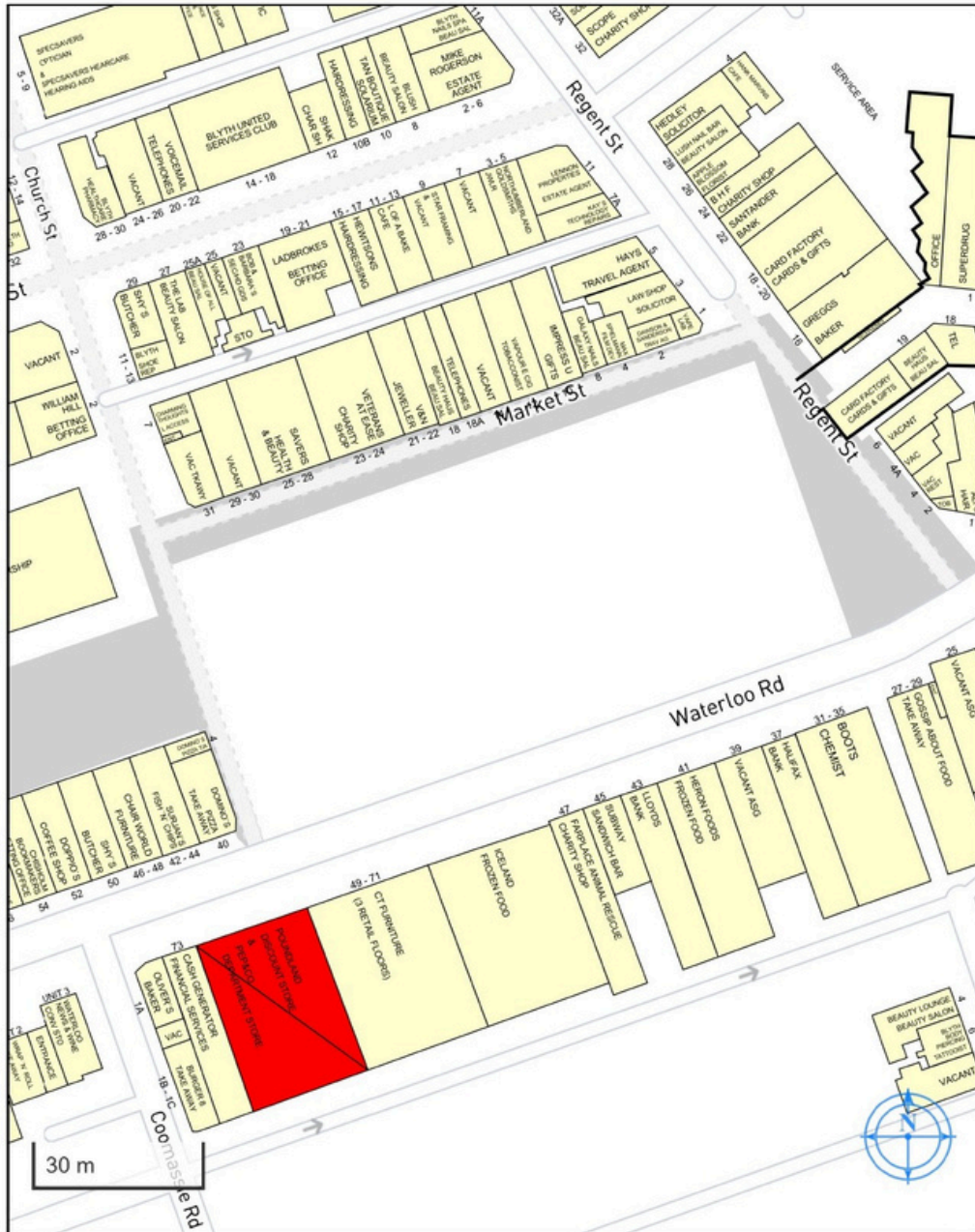
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Experian Goad Plan Created: 24/06/2025  
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