

# OFFICE FOR SALE / TO LET

15 to 21 (odd number) Quay Road  
and 2 Ballast Hill, Blyth, NE24 2AU

- Prominent corner position
- Close proximity to The Port of Blyth
- For sale or To Let
- Total size of 234.14m<sup>2</sup> (2,520ft<sup>2</sup>)
- EPC Rating C65
- May be suitable for a variety of uses

**Rent of £18,000 per annum**  
**Asking Price of £175,000**

**BradleyHall**



## LOCATION

The subject property is located on the corner of Quay Road and Ballast Hill, Blyth. Quay Road and Ballast Hill is situated on the periphery of Blyth town centre and alongside The Port of Blyth Harbour. The property is adjacent to Blyth Northumbria Police Office, 0.2 mile from Keel Row Shopping Centre and 0.5 mile from Blyth Community Hospital.

The subject property is 0.2 mile from Bridge Street bus stop B1328 and has road links such as the A193 0.5 mile from the subject property and the A189 which is 2.4 mile away.

## DESCRIPTION

The subject property is at the junction of Quay Road and Ballast Hill. The subject property comprises a two storey, brick built building with a pitched and flat roof. The current use is for an office and the ground floor comprises a reception, 4 offices, kitchen and 2 WC's. The first floor comprises 4 offices, a kitchen and 2 WC's with a fire escape leading on to the flat roof to steel outer staircase.

The subject property benefits from having an entrance from both Quay Road and Ballast Hill along with a gated yard which has space for 2-3 cars.

## ACCOMMODATION

We calculate the approximate net/gross internal floor areas to be as follows:

Ground Floor	143.66m <sup>2</sup>	1,546ft <sup>2</sup>
First Floor	90.48m <sup>2</sup>	974ft <sup>2</sup>
<b>Total</b>	<b>234.14m<sup>2</sup></b>	<b>2,520ft<sup>2</sup></b>

## EPC RATING

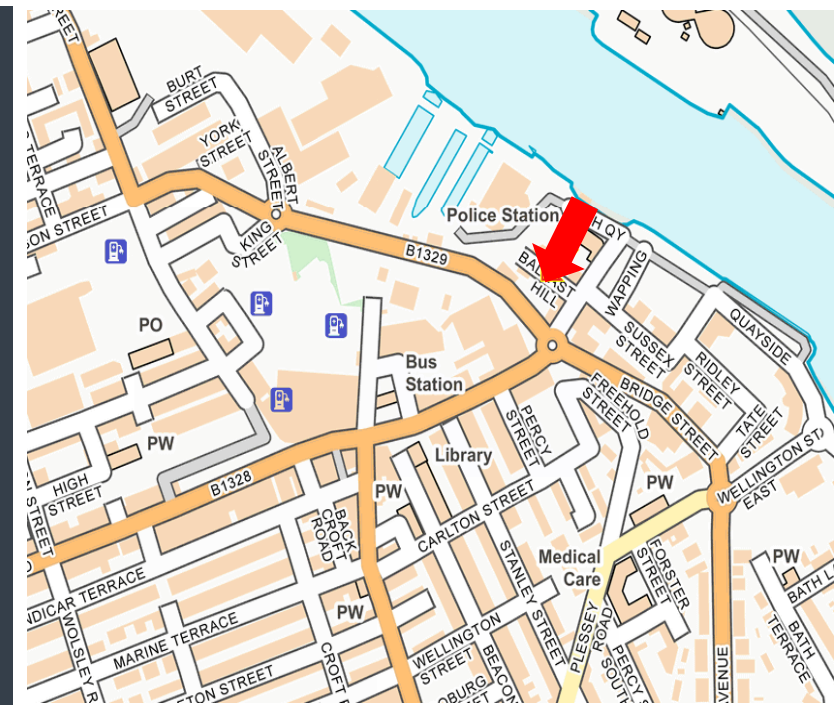
C65



Car parking on site  
0.2 miles from Keel Row Shopping Centre  
0.5 miles from Blyth Community Hospital  
0.5 miles from A193  
2.4 miles from A189



Situated in Blyth Town Centre  
Close Proximity to The Port of Blyth Harbour



## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £16,500 and the estimated rates payable for the current year is £8,233.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £18,000 (Eighteen Thousand Pounds) per annum. The Freehold is available at £175,000 (One Hundred and Seventy Thousand Pounds).

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## VAT

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

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



# CONTACT US

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