

DEVELOPMENT OPPORTUNITY FOR SALE

Former Police Station, Bridge
Street, Blyth, Northumberland,
NE24 3AA

- Prestigious town centre former police station
- Grade II listed building
- Total net internal floor area of 2,568m² (27,614ft²)
- Near to the Quayside
- Vacant possession

Guide price of £500,000

Equating to approximately £18.10 per sq ft

Bradley Hall



LOCATION

The property is well located on Bridge Street which is a main road through Blyth town centre. Bridge Street also forms part of the B1329 and links with the A193 and in turn the North Tyneside coastline including Whitley Bay and Tynemouth. The A193 also links with the A189 to the north west which is just 2.5 miles away.

The property benefits from being 0.1 mile from Blyth Quayside, 0.8 miles from Blyth Port and 0.3 miles from the main town centre retail pitch.

Blyth is a popular coastal town in Northumberland and is 3.4 miles from Seaton Sluice, 6.5 miles from Whitley Bay and 4.4 miles from Bedlington.

The property can be easily accessed with car parking available on site and by public transport with bus stops located outside and Cramlington Train Station, which is on the mainline route between Newcastle and Edinburgh, is 5 miles away.

DESCRIPTION

The subject property comprises an attractive, detached, four storey Grade II listed former police station.

The accommodation has a cellular arrangement, comprising, offices, ancillary areas and a court room.

ACCOMMODATION

We calculate the approximate internal floor areas as follows:

Total NIA 2,568m² 27,641ft²

Total GIA areas are in the table below:

Part of the Property	Areas	
	M ²	Ft ²
Basement	45.30	487.00
Ground Floor	1,388.40	14,944.00
First Floor	803.01	8,644.00
Second Floor	492.00	5,926.00
Attic	90.20	971.00
Out buildings	371.13	3,995.00
Total	3,190.04	34,337.00



Situated on B1329

2.5 miles from A189

0.6 miles from A193

1.2 miles from Blyth Beach



Car parking on site

Bus stop located outside the property

5 miles from Cramlington Train Station

EPC RATING

Awaiting EPC Rating.

TERMS

The property has a guide price of £500,000 (Five Hundred Thousand Pounds). A sale at this price equates to approximately £18.10 per sq ft against the NIA.

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.

VIEWING

For general enquiries and viewing arrangements please contact Richard Rafique at Bradley Hall.

Tel: 0191 232 8080

Email: richard.rafique@bradleyhall.co.uk

IMPORTANT NOTICE

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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 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.



CONTACT US

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www.bradleyhall.co.uk