

FOR SALE

OFFICE PROPERTY 1,116.03 SQ M (12,551 SQ FT)

Richard Stannard House

Bridge Street, Blyth
Northumberland NE24 2AG





- Ideally situated in the town centre providing ease of access to local amenities with public car parking facilities located directly behind the property
- Office accommodation provided over ground, first and second floor levels
- Suitable for residential conversion subject to planning
- Ground floor retail units currently income producing

SITUATION

Blyth is a large coastal town situated in south east Northumberland with a population of approximately 40,000.

Keel Row Shopping Centre is the principal retailing destination within Blyth town centre containing 18 retail units housing retailers such as New Look, Burton, Dorothy Perkins and Superdrug.

Blyth is a key location for offshore energy and renewables projects and the Port of Blyth has extensive experience in a variety of subsea and offshore renewables projects, from handling large scale turbine components and steel structures to mobilising complex cable installation projects.

The town is also home to ORE Catapult innovation centre for offshore renewable energy.



BRITISHVOLT

Britishvolt is on track to deliver a 30GWh battery Gigaplant, positioned on “the best site in the UK.” The mission is critical to help safeguard UK plc on the energy transition to electrification.

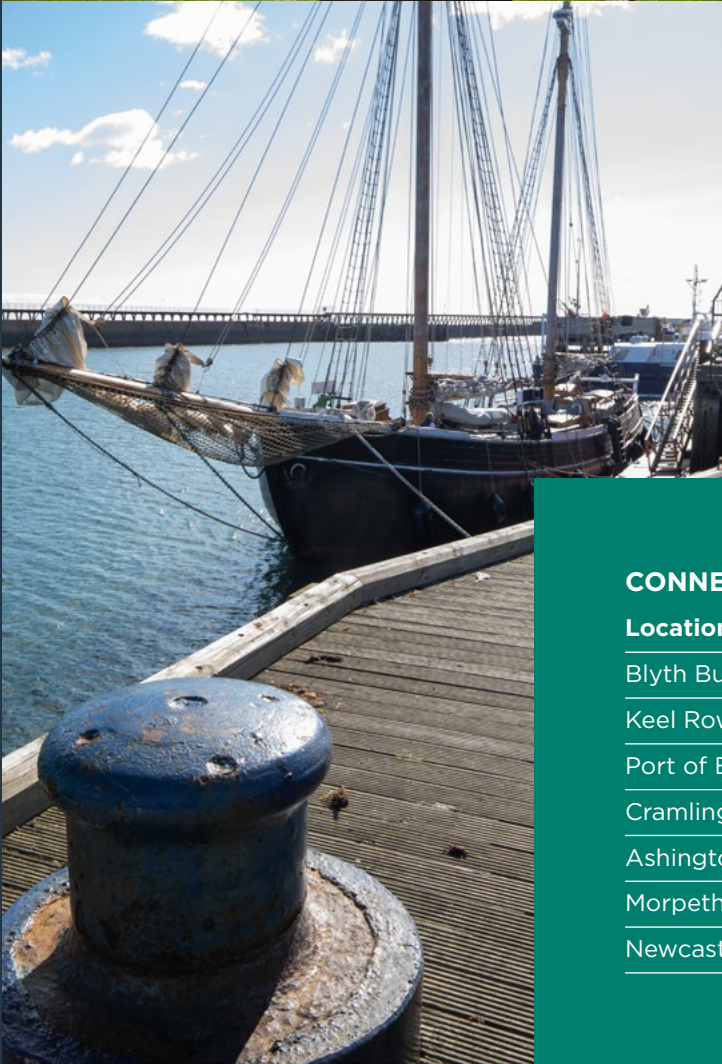
THE GIGAPLANT

The Gigaplant site in Cambois, Northumberland, close to Blyth, is without question the best site in the UK. Fully plugged into the national grid, ready to go, located next to an abundance of renewable energy.

It is logical to build any battery cell manufacturing site as close to a renewable energy source as possible, in order to counter the energy intensity of the production process.

In Northumberland renewable energy is plentiful. The entire area fully embodies the transition to a low carbon future. The county is a buzz of energy, and a proud home for Britishvolt's first full-scale Gigaplant. The site itself is a phoenix from the flames, having been the coal store for the former Blyth Power Station. (Source: britishvolt.com)





LOCATION

The property is located on Bridge Street, Blyth, which is approximately 16 miles to the north east of Newcastle upon Tyne, 16 miles south of Morpeth and 9 miles to the south of Ashington.

Blyth is accessible via the A189 trunk road and Richard Stannard House is located in the town centre accessed from Bridge Street.

The property is within close proximity to local amenities with public car parking facilities located directly behind the property.

CONNECTIVITY

Location	Distance
Blyth Bus Station	0.1 mile (3-min walk)
Keel Row Shopping Centre	0.2 miles (4-min walk)
Port of Blyth	0.25 miles (5-min walk)
Cramlington Railway Station	6.5 miles (14-min drive)
Ashington	8.2 miles (16-min drive)
Morpeth	10.2 miles (26-min drive)
Newcastle Airport	13.8 miles (29-min drive)

DESCRIPTION

Richard Stannard House comprises a part two, part three storey framed building, with cavity brick elevations lying beneath a pitched roof with a tile covering. The windows are of timber frame single glazed construction, with stone cills and lintels, with the rainwater goods being of metal construction.

The property is split to accommodate self-contained retail units to the ground floor, with office suites to the upper floors.

Internally the property offers predominantly open plan office accommodation over ground and first floor levels.

SPECIFICATION

The accommodation provides the following specification:-

- Suspended ceilings
- Recessed lighting
- Gas fired central heating
- Perimeter trunking
- Male and female WC
- Kitchen facilities on each floor.

The ground floor retail units are of a similar specification with the addition of glazed frontages secured with electric roller shutters.

SERVICES

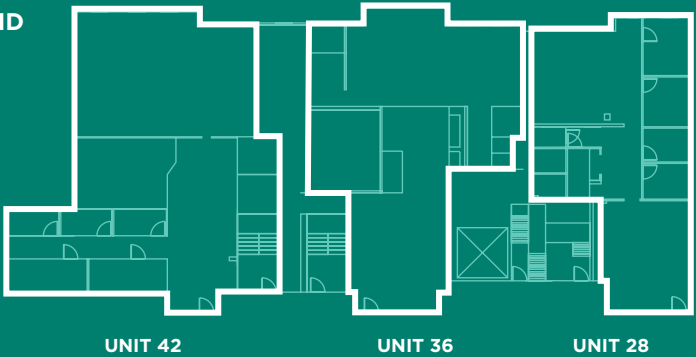
The properties benefit from all main services.

ACCOMMODATION

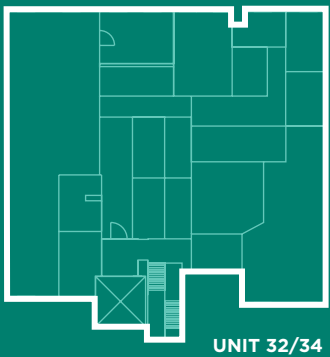
The accommodation provides the following net internal areas:

Accommodation	Description	Sq M	(Sq ft)
28 Bridge Street	Ground Floor Retail	119.56	(1,287)
30 Bridge Street	First Floor Office	112.24	(1,208)
32/34 Bridge Street	Second Floor Office	254.92	(2,744)
36 Bridge Street	Ground Floor Retail	157.93	(1,700)
38 Bridge Street	First Floor Office	166.21	(1,789)
40 Bridge Street	First Floor Office	175.22	(1,886)
42 Bridge Street	Ground Floor Retail	179.95	(1,937)
TOTAL		1,166.03	(12,551)

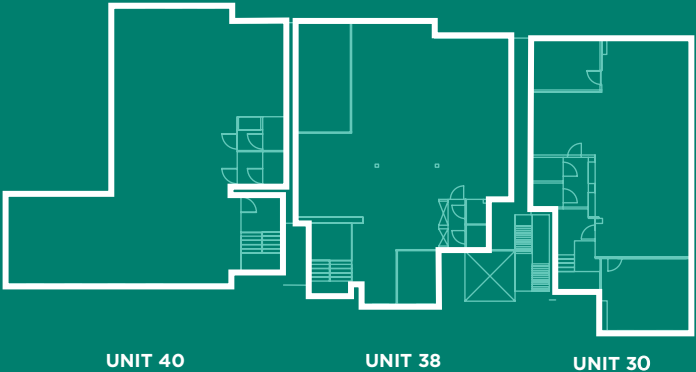
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





TENURE

The property is held freehold.

TENANCY SCHEDULE

The sale will be subject to the following tenancies:

Unit	Tenant	Term	Start Date	Expiry Date	Rent	Comments
36	The Cumbria & Lancashire Community Rehabilitation Company Ltd	9 years 1 month	04/12/2015	03/01/2025	£11,900	
42	Mental Health Matters	5 years	04/08/2015	03/08/2020	£13,560	Holding over
TOTAL					£25,460	

RATEABLE VALUE

According to the Valuation Office Agency website, the property is listed as Offices and Premises from 1st April 2017 with the following Rateable Values:

Address	Floor	Description	Rateable Value
28 Bridge Street	Ground	Offices & Premises	£7,400
30 Bridge Street	First	Offices & Premises	£7,400
32/34 Bridge Street	Second	Offices & Premises	£15,500
36 Bridge Street	Ground	Offices & Premises	£9,400
38 Bridge Street	First	Offices & Premises	£9,200
40 Bridge Street	First	Offices & Premises	£10,500
42 Bridge Street	Ground	Offices & Premises	£10,750

EPC

The property currently has several Energy Performance Certificates for the various suites ranging from C to D. Further details upon request.

VAT

All accounts are subject to VAT at the standard rate.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within this transaction.

PROPOSAL

**THE PROPERTY IS AVAILABLE
AT AN ASKING PRICE OF
£550,000 PLUS VAT.**

CONTACT DETAILS, VIEWING AND FURTHER INFORMATION

Strictly by sole agents BNP Paribas
Real Estate

AIDAN BAKER

E: aidan.baker@realestate.bnpparibas

T: 0191 227 5737

ALEKSANDER ROSZCZYNIALA

E: [aleksander.roszczyniala@](mailto:aleksander.roszczyniala@realestate.bnpparibas)

realestate.bnpparibas

T: 0191 227 5706



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