

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**22/24 STANLEY STREET BLYTH NORTHUMBERLAND NE24 2BZ**



## COMMERCIAL PROPERTY FOR SALE

- Commercial premises for sale or let
- Available with vacant possession
- Gas central heating
- Asking price: £135,000
- Town centre location
- Office premises
- Rent: £13,000 per annum

**Asking Price £135,000**

# 22/24 STANLEY STREET BLYTH NORTHUMBERLAND NE24 2BZ

Due to the relocation of the existing tenants, we are pleased to offer this substantial Victorian property, which has been converted from a pair of terraced houses to business accommodation.

The property will be available with vacant possession, either to rent or purchase. Suitable for a number of uses, subject to any necessary planning and building regulation approvals. The property would lend itself to conversion back to residential accommodation as an investment opportunity.

## GROUND FLOOR:

### ENTRANCE HALL AND STAIRS

### RECEPTION ROOM

14'1" (max) x 14'11" (4.29m (max) x 4.55m )  
(18.89 sq meters) (203 sq feet or thereabouts)

### OFFICE

14'2" x 14'11" (4.34m x 4.56m)  
(20.23 sq metres) (218 sq feet or thereabouts)

### REAR STORAGE

9'10" x 9'5" (3m x 2.89m)  
(8.67 sq meters) (93 sq feet or thereabouts)

### REAR ENTRANCE LOBBY AND KITCHENETTE

Gas fired central heating boiler serving domestic hot water and central heating in part to number 22 Stanley Street. Access to the rear yard.

### HALLWAY TO NUMBER 24

### ENTRANCE LOBBY

Entrance hall and stairs to number 24.

### OFFICE (FRONT)

16'0" x 13'2" (4.88m x 4.03m)  
(19.94 sq meters) (215 sq feet or thereabouts).

### OFFICE (REAR)

13'6" x 15'8" (4.13m x 4.78m)  
(16.2 sq meters) (174 sq feet or thereabouts).

### STORE ROOM

9'6" x 14'4" (max) (2.91m x 4.39m (max))  
(11.3 sq meters)(122 sq feet or thereabouts).

### REAR STORE

9'6" x 14'4" (irregular shape) (2.90m x 4.37m (irregular shape))  
(11.3 sq meters) (122 sq feet or thereabouts).  
Baxi central heating boiler serving domestic hot water and central heating service relating to 24 Stanley Street.

### GARAGE

9'10" x 18'11" (3.01m x 5.78m)  
(17.4 sq meters )(187 sq feet or thereabouts).  
Access to rear lane.

### FIRST FLOOR LANDING

### OFFICE (22 STANLEY STREET)

14'2" x 13'9" (plus alcove) (4.34m x 4.21m (plus alcove))  
(17.68 sq meters) (190 sq feet or thereabouts).

### OFFICE (CENTRAL)

12'10" x 15'2" (plus alcove) (3.93m x 4.64m (plus alcove))

### REAR LOBBY

### MALE WC

With close coupled cistern and wash hand basin.

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# 22/24 STANLEY STREET BLYTH NORTHUMBERLAND NE24 2BZ

## FEMALE WCS

With close coupled cisterns and two wash hand basins.

## 24 STANLEY STREET

## FIRST FLOOR LANDING

### OFFICE ONE

12'0" x 15'10" (max) (3.67m x 4.84m (max))  
(16.02 sq meters) (172 sq feet or thereabouts).

### OFFICE TWO (REAR)

13'6" (max) x 15'7" (4.12m (max) x 4.77m)  
(18.65 sq meters) (200 sq feet or thereabouts).

### OFFICE THREE (FRONT)

7'10" x 11'5" (2.4m x 3.5m)  
(8.4 sq meters) (90 sq feet or thereabouts)

## RATEABLE VALUE

£10,750

## SERVICES

Mains water, drainage, gas and electricity.

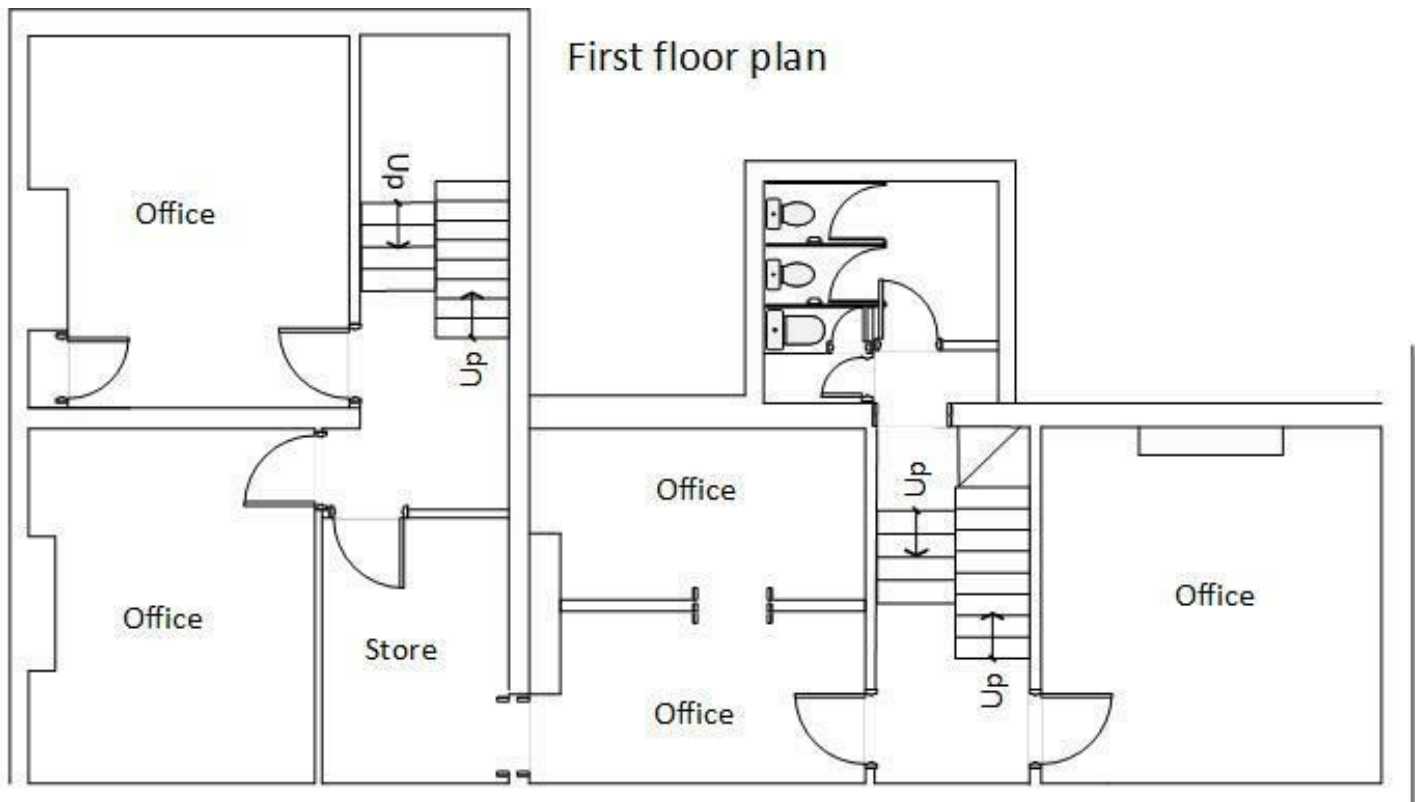
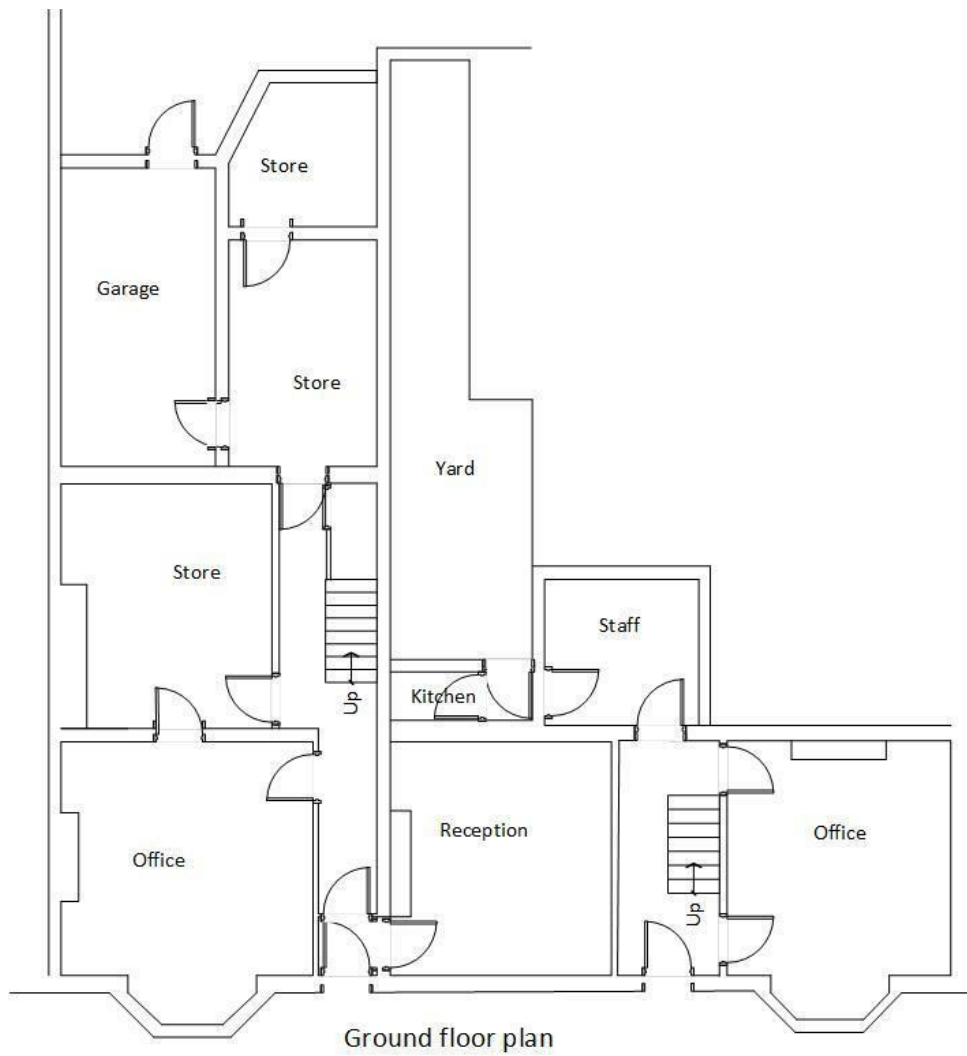
## TENURE

Assumed Freehold.

## VIEWING

Strictly by appointment through our Rental Department: (01670) 513533 - option 2





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