



**Garage Investment Albion Retail Park, Blyth, NE24 5BW**  
**£425,000**

# Garage Investment Albion Retail Park, Blyth, NE24 5BW

- Investment for Sale
- Large Secure Compound
- Let to Phoenix Taxis (North East) Ltd
- Guide Price: £425,000
- Modern Garage and Office Building
- Gross Internal Area: 444.63 sqm (4786 sqft)
- Passing Rent: £40,325 pa

## LOCATION

The property which is positioned on the north side of Albion Way forms part of the south Albion Retail Park development which in turn lies approximately 0.5 miles to the west of Blyth Town Centre. The property is within close proximity of the A193 (Cowpen Road) which provides direct access to the A189 (Spine Road) which bypasses the town to the west.

Nearby occupiers include Marvin's Close Academy, Farm Foods, Franks Carpets and B&M.

## DESCRIPTION

The property comprises a modern 2 storey building which includes a fully fitted vehicle garage/workshop together with ancillary accommodation. Externally there is car parking to the front of the property including electric vehicle charging ports alongside a dedicated concrete surfaced washing pad.

To the rear of the building there is a large enclosed secure regular and level compound which is used for vehicle storage purposes.

## ACCOMMODATION

The building has a Gross Internal Area (GIA) extending to 444.63 sqm (4786 sqft)  
Compound - 0.25 hectares (0.6 acres)

## LEASE DETAILS

The property is offered Freehold subject to an existing lease to Readypay Ltd.

The lease is drafted on FRI terms for a 5 year term effective from 1st February 2024. The passing rent is £40,325 per annum.

## TERMS

The Freehold interest is available at offers in excess of £425,000.

## EPC RATING

TBC

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

## LEGAL COSTS

Each party will be responsible for their costs in the transactions.



## Our Services

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