



To Let

Rear 1 King Street
Blyth
NE24 1LY

Detached Showroom / Studio / Workshop
95.6 m² (1,029 sq ft)

- Well located Showroom, Studio or Workshop
- Suitable for a variety of uses
- Secure parking and yard
- Adjacent to the Port of Blyth
- New FRI lease available

Rent: £9,775 per annum

Your partners in property



Location

The subject property fronts onto Maddison Street, the main arterial route linking Blyth Seafront to the A189 Spine Road approximately 2 miles to the west.

The property is situated in an area boasting a mix of uses including Morrisons Supermarket, retail, leisure, fitness and industrial uses with the Catapult Offshore Renewable Energy Centre located immediately opposite.



Approximately 2 miles to A189



6 min walk to Blyth Bus Station



14 miles to Newcastle International Airport

Specification

The subject property is a detached building in traditional brick with slate roof previously occupied by Scott Stoves as a showroom facility with workshop.

It lends itself to a range of uses including showroom, studio / office space, workshop or fitness training (subject to planning).

The property benefits from the following specification:

- Office Accommodation
- Showroom / Studio Space
- Internal loading area / workshop area
- WCs and kitchen
- Secure concrete yard
- Parking provision

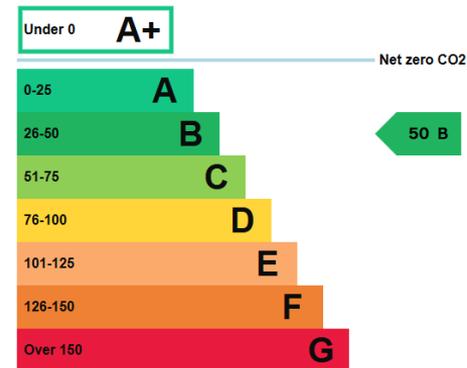
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Office, amenities & loading area	37.83	407
Showroom / Studio	57.74	621
Total	95.57	1,029

Energy Performance

The subject property has an energy performance asset rating of B50.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £6,200 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.



Terms

The unit is offered to let on a new fully repairing and insuring (FRI) lease for a term of years to be agreed at a rent of £9,775 per annum.

VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

For further information please visit www.legislation.gov.uk.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Rear 1 King Street, Blyth



Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated November 2025. Photos dated November 2025.

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