



## Former Religious Hall

2,625 ft<sup>2</sup> (243.87 m<sup>2</sup>)

- Potential development site suitable for alternative uses subject to planning.
- Located in established residential area
- Close proximity to A189 and Blyth town centre

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## FOR SALE

Devonworth Place, Blyth, NE24 5AD

### Location

The subject premises are located on Devonshire Way a predominately residential area in Blyth.

In close proximity is Blyth West childrens centre, Percy Arms public house, Spar convenience store and St Benedicts Church. Asda supermarket, McDonalds restaurant and the main A189 arterial road are within 1 mile.

The area is served by local bus services which connect Blyth town centre with other towns including Ashington, Whitley Bay and Cramlington and further afield Newcastle.

### Description

The property comprises a detached single-storey property of brick construction under a pitched tiled roof which has been used previously as a religious hall.

To the rear there is kitchen and w/c facilities and externally there is a small parking area for approximately 10 cars.

The property is in need of refurbishment where part of the rear is fire damaged.

### Services

We understand all mains services are connected to the boundary of the site but have been disconnected to the property for health and safety reasons. Interested parties are advised to make their own investigations in this regard.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal area.

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Worship Hall and ancillary areas	243.87	2,625

**Site Area approximately – 0.243 acres.**

### Price

Our clients are seeking offers for their Freehold interest.

### Rates

Interested parties are advised to contact the rates team at Northumberland County Council on 0345 600 6400.

### Legal Costs

Each party to be responsible for their own professional and legal costs incurred in this transaction.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

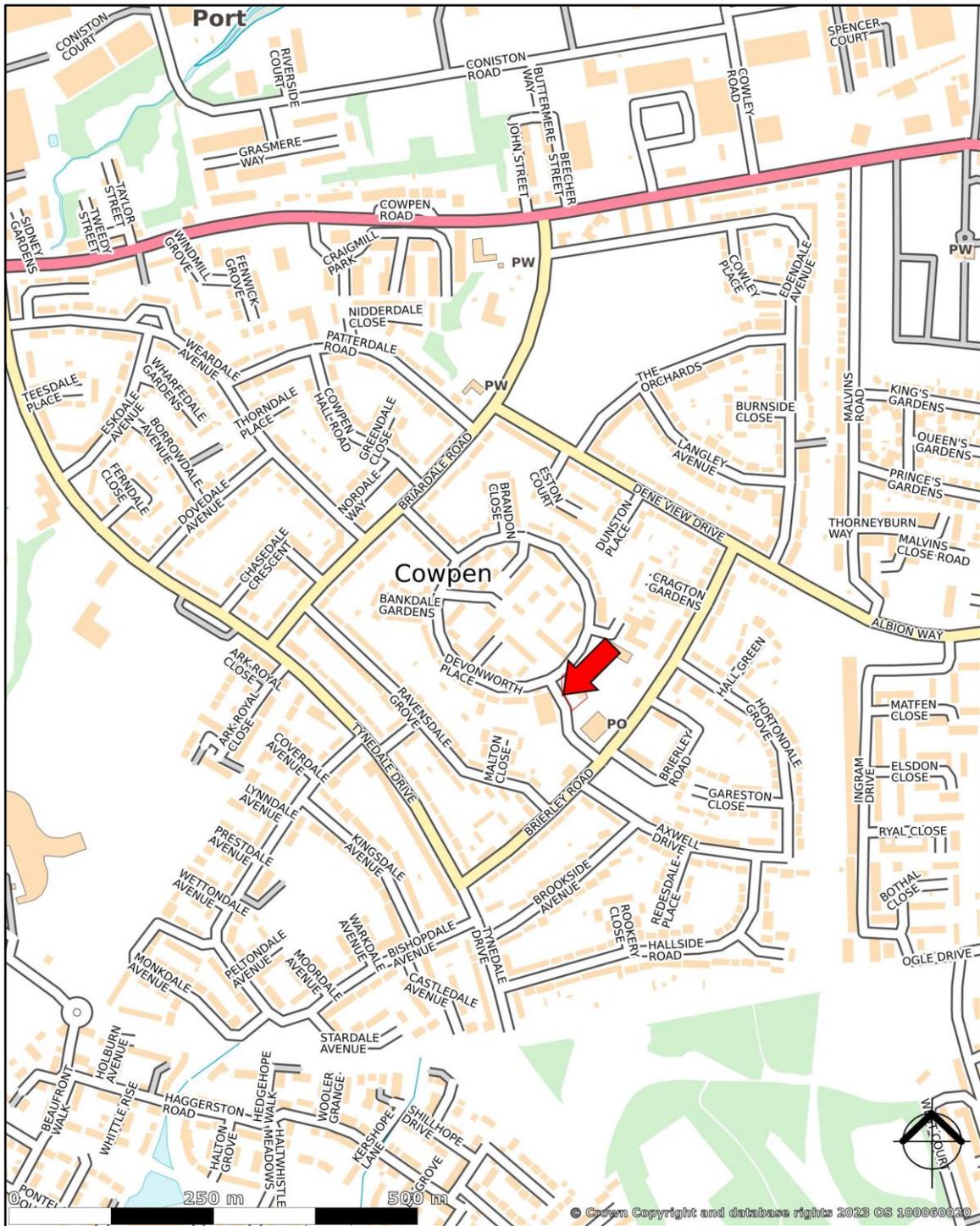
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



**FOR SALE**

Devonworth Place, Blyth, NE24 5AD





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