



## **SINGLE LET NURSERY INVESTMENT**

Prominent  
Northumberland location

**22 Bridge Street  
Blyth, Northumberland  
NE24 2BW**





## INVESTMENT SUMMARY

- Location in Blyth, Northumberland with immediately **population of 40,000** and **county wide population of just over 319,000**
- **Prominently positioned** on Bridge Street, close to the town centre
- Total floor area of approximately **2,895 sq ft** over ground and two upper floors
- **Entirely let** to a children's day nursery; Dinotots Childcare Limited
- The tenant is reported as **"low risk"** by CreditSafe
- Let on a new 5 year lease from July 2024 at **£25,000 per annum**

**We are instructed to seek offers in excess of £320,000 (Three Hundred & Twenty Thousand Pounds) reflecting a net initial yield of 7.55% assuming purchasers' costs of 3.52%.**

## LOCATION

Northumberland is a county in North East England bordering Scotland with a population of just over 319,000 people. Northumberland is known for its beautiful countryside including the Northumberland National Park as well as its historic castles and villages. The county is also home to a number of beaches including Bamburgh beach and Embleton beach as well as picturesque villages such as Seahouses, Amble and Alnwick.

Blyth is a town on the north east coast in Northumberland with a population of approximately 40,000. It is approximately 13 miles north east of Newcastle upon Tyne.

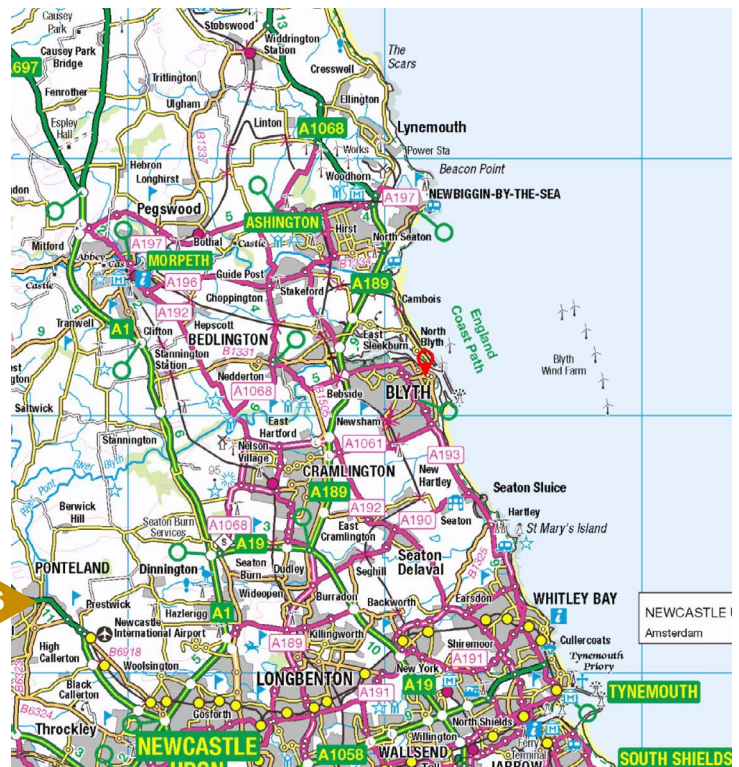


**Blyth is easily accessible by road via the A189 Spine Road which links to the A1 and A19.**



**Blyth also has good public transport links with Blyth bus station located in Post Office Square in the town centre. There are regular bus services to Newcastle city centre as well as other main towns in Northumberland and the surrounding areas of Blyth.**

### LINKS



**RICS**

**DELTA CAPITAL** PROPERTY INVESTMENT | Tel.07968618948 |

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## SITUATION

The property is prominently situated on Bridge Street which is one of the main thoroughfares through the town centre linking to Waterloo Road. The property is in close proximity to the Keel Row shopping centre.

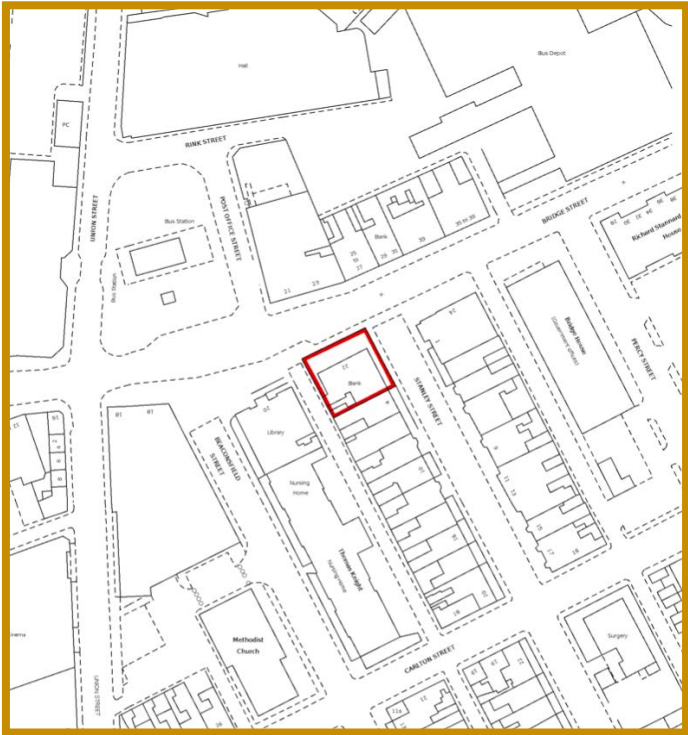
## DESCRIPTION

The property is an attractive period building formerly used as a bank with accommodation arranged over three floors. The building is of solid brick construction beneath a pitched and slate tiled roof.



## ACCOMMODATION

Description	Sq m	Sq ft
Ground Floor	136	1,464
First Floor	88	947
Second Floor	45	484
Total	269	2,895



## TENANCY

The property is entirely let to Dinotots Childcare Ltd on a new 5 year lease from 16 July 2024 therefore expiring on 15 July 2029 at the passing rent of £25,000 per annum.

## COVENANT STATUS

According to CreditSafe, Dinotots Childcare Limited are reported as having:

Risk score – **64 (low risk)**

International score – **B (low risk)**





## TENURE

The property is held freehold with title number: **ND146953**.

## VAT

We understand the property is not elected to tax.

## EPC

The property has an EPC rating of **D**.

## PROPOSAL

**£320,000**

We are instructed to seek offers in excess of £320,000 (Three Hundred & Twenty Thousand Pounds) reflecting a net initial yield of 7.55% assuming purchasers' costs of 3.52%.



## CONTACT

Don't miss out on future listings

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For further information or to arrange an inspection please contact:

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PROPERTY INVESTMENT



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## DELTA CAPITAL PROPERTY INVESTMENT

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Access to the data room can be provided on request.  
Information as follows:

- Title
  - Lease
  - EPC
  - Accounts
- 

There are no unclaimed Capital Allowances available with the property.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- Corporate structure and ownership details of purchasers
  - Identification and verification of ultimate beneficial purchasers
  - Satisfactory proof of the source of funds for the purchasers
- 

These particulars shall not form part of any offer or contract and the seller makes no representations or warranties, express or implied, as to the condition of the property or the accuracy of any information provided in relation to the property. Any prospective purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to the accuracy by their own investigation before entering into any contract.