

COMPASS HOUSE

FREEHOLD STREET, BLYTH, NORTHUMBERLAND,
NE24 2BA

- On the instructions of Northumberland County Council
- Freehold semi detached office for sale
- 448.93 sq m / 4,382 sq ft
- Guide Price: £250,000 / May Let POA



GFW.

COMPASS HOUSE

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PROPERTY SPECIFICATION

- Semi-detached office traditional brick and block
- Excellent edge of town centre location
- Meeting and interview rooms
- Air conditioning
- Kitchen facilities
- Male & Female WCs
- Car parking spaces
- 448.93 sq m / 4,832 sq ft

GUIDE PRICE £250,000 / MAY LET POA

LOCATION

Blyth is a thriving coastal town in Northumberland, located just 10 miles north of Newcastle upon Tyne. With a population of around 37,000, Blyth serves a wider catchment area, including approximately 120,000 people in the Blyth Valley. The town is easily accessible via the A189 and A1, providing excellent transport links. Blyth is known for its rich maritime history and is currently undergoing a £90m regeneration programme funded by the Future High Street Fund, Town Deal and Levelling Up Fund.

SITUATION

Compass House, located on Freehold Street, offers an edge of town location just a short distance from Blyth town centre. The property benefits from access to the A189 and A1, ensuring great connectivity. Blyth's amenities include supermarkets, cafes, and Blyth Beach.

DESCRIPTION

The property comprises a unique semi-detached, three storey office building. Internally the property provides a variety of different office suites as well as meeting rooms, interview rooms and storage. There is also a staff breakout area/kitchen along with male, and female W/C facilities.

The property benefits from 4 designated car parking spaces. There is an all day public car park nearby.

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
Ground Floor	132.78	1,430
First Floor	138.74	1,493
Second Floor	177.41	1,910
Total	448.93	4,832



COVENANTS

There is a historic restrictive covenant in place not to use the property for any purpose other than an office. Further information available on request.

RATING ASSESSMENT

The rating valuable of the property appearing on the Valuation Office Agency website as of April 2023 is as follows:

Rateable Value	£
Compass House	£24,000

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound

TERMS

Offers are invited in the region of £250,000 for the freehold interest in the property.

Letting price on application.

TENURE

The property is to be sold freehold with vacant possession.

ANTI-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.

LEGAL AND SURVEYING FEES

Each party to bear their own legal costs incurred in the transaction. The purchaser is responsible for their costs incurred. The purchaser is also required to pay a contribution towards the vendors' reasonable legal and surveyors fees equating to 2% of the purchase price, payable on legal completion.

VAT

All figures are exclusive of VAT where chargeable.

ENERGY PERFORMANCE

The property has an EPC rating of B which is valid until 31st December 2033.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///since.share.bond](#)

VIEWINGS

Viewings are strictly by prior appointment with GFW. Please contact either:

Kristian Sorensen

07586 128 092 / kristiansorensen@georgefwhite.co.uk

Danielle Clough

07590 183 178 / danielleclough@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



Produced on Land App, Feb 11, 2025.

LOCATION PLAN

COMPASS HOUSE, FREEHOLD STTEET, BLYTH, NORTHUMBERLAND, NE24 2BA

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