

FOR SALE/TO LET

Retail Unit - Rent Reduced

8 Regent Street
Blyth
Northumberland
NE24 1LP



Location

The property is located in Blyth which is approximately 17 miles north of Newcastle upon Tyne. Blyth benefits from excellent transport links provided by the A189 Spine Road.

The premises is located in a prominent position in the Market Place adjacent to the Keel Row Shopping Centre entrance. Occupiers in the immediate vicinity include Card Factory, Rook Matthew Sayer, Boots, Heron Frozen Foods, Greggs and Burton.

Description

The property comprises ground floor retail with storage at first floor level. Internally the unit is fitted as a butchers with a cold store, counters, prep area and chillers. The unit benefits from a roller shutter and glass frontage and contains a kitchen and WC facilities.

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Naylor's

Retail Agency

Retail

Development
Industrial
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Office

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Accommodation

	Area m ²	Area ft ²
Gross Frontage	4.79 m	15.72 ft
Sales	50.63	545
Ground Floor Store	6.46	70
First Floor Store	22.43	241
Area ITZA	39.86	429

Tenure

The property will be available to rent by way of a full repairing and insuring lease for a term of years to be agreed.

Rent

£7,800 per annum exclusive of all other outgoings.

Price

Offers are invited in the region of £100,000.

Legal Costs

Each party will be responsible for their own legal costs involved in drafting and executing the lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Rating

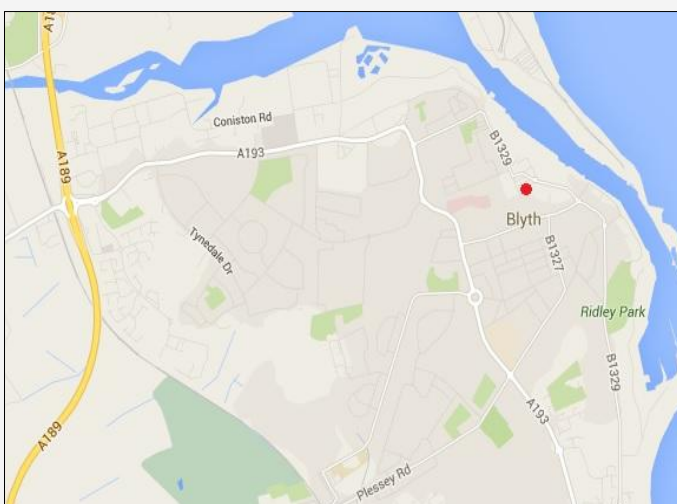
The Valuation Office Agency describes the property as "Shop and Premises":

Rateable Value (2010 List): £14,500

Interested parties should contact the Local Rating Authority to confirm these figures on 0345 600 6400.

Further Information

For general enquiries and viewing arrangements please contact James Fletcher on 0191 232 7030 or email: jamesfletcher@naylor.co.uk.



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