

Retail/Coffee Shop Opportunity

To Let

23/24 Market Street, Blyth NE24 1BQ



- Prominent position facing main town square
- Suitable for variety of uses - subject to planning
- Nearby occupiers include TUI, Savers, Iceland, Burton, Card Factory
- Potential to split the unit

Location

Located 13 miles North East of Newcastle upon Tyne, the market town of Blyth has population of 37,000.

The subject property is located in a prominent position to the North side Blyth Market Square.

Nearby occupiers include TUI, Savers, Iceland, Burton, Card Factory, Subway and Greggs.

Description

The subject property comprises a two storey building of traditional local brick build with pitched tiled roof sitting mid terrace. A storage area is located to the rear of the property with access from a rear lane.

The ground floor sales area has been arranged to accommodate a single user but does have the ability to be split to create two separate areas.

Accommodation

The subject property have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and extend to the following approximate Net Internal Area:-

	Sq Ft	Sq M
Ground Floor	2,072	192.5
Storage Area	352	32.7
Total Area	2,424	225.2

Tenure

A new 10 year lease is available on an effective full repairing and insuring basis incorporating 5 yearly reviews to open market value. The rent is £27,500 pax.

Service Charge

We understand that a small service charge is applied to both units on the development. The service charge is to cover common maintenance of the courtyard and common facilities. Further details are available upon request.

Rateable Value

We understand the current rateable value for the subject property is £38,500. The standard small business multiplier for 2018/19 is 48.0p

Planning

The subject property benefits from A1 (Retail) consent but would suit a variety of uses (subject to planning). Prior Approval was granted in August 2018 for Change of Use to Coffee Shop.

Legal Costs

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

EPC

The property has been assessed with an EPC rating of D (90).

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

Viewing and Further Information

All viewings are strictly by prior appointment:

wsb Property Consultants LLP
36 Park Cross Street
Leeds
LS1 2QH
Tel: 0113 234 1444

Contact: Adam Mobley/John Reid

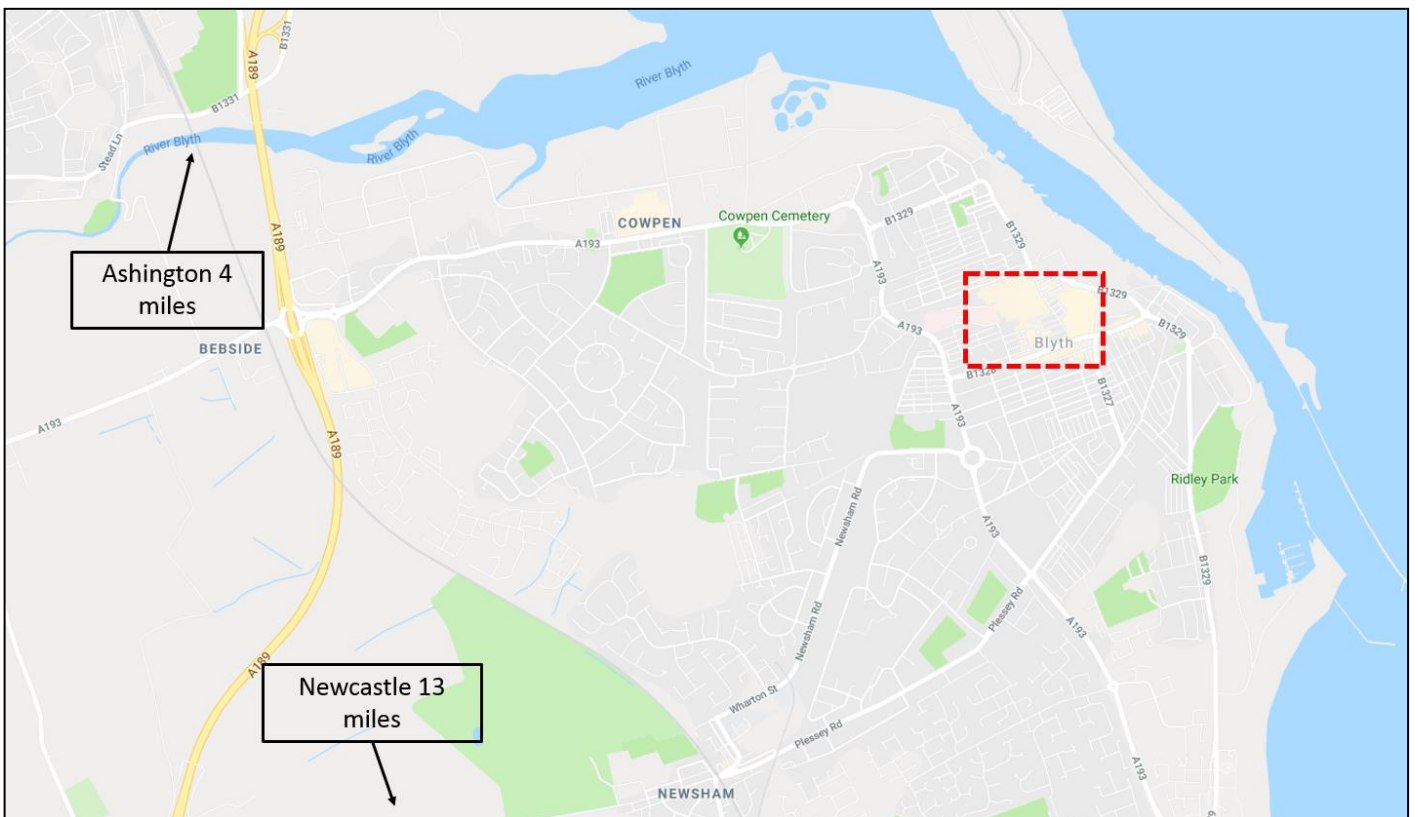
E-mail: amobley@wsbproperty.co.uk
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Subject to Contract

January 2019



Above: Subject unit in relation to neighbouring occupiers Below: Hatched area above in relation to the town



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