

# BLYTH NORTHUMBERLAND 25/28 MARKET STREET

## PRIME SHOP TO LET

### RENT REDUCED



#### LOCATION

Blyth is located approx 15 miles north of Newcastle and draws on a district catchment of c. 81,000.

The premises occupy a prime location on Market Street adjacent to **Iceland Frozen Foods** and close to **Savers, Thomson** and the **Co-op Department Store**, between **Argos** and **Keel Row**.

#### ACCOMMODATION

The property offers the following approximate dimensions and net internal floor areas:-

Gross Frontage	12.65m	41'06"
Internal Width	12.32m	40'05"
Shop Depth	18.64m	61'02"
Ground Floor Sales	220.00 sq m	2,368 sq ft
Ground Floor Storage	1.77 sq m	19 sq ft
First Floor Ancillary	208.85 sq m	2,248 sq ft

#### RENT

Offers in the region of £55,000 p.a are invited.

#### LEASE

The premises are offered on a new 15 year FRI lease subject to upward only rent reviews every five years.

#### COSTS

The incoming tenant is to be responsible for all legal costs, stamp duty and VAT incurred in the transaction.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 49,000
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 22,442

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Blyth Valley District Council Business Rates Department (tel: 01670 542000). The Rates Payable may be subject to transitional relief.

#### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

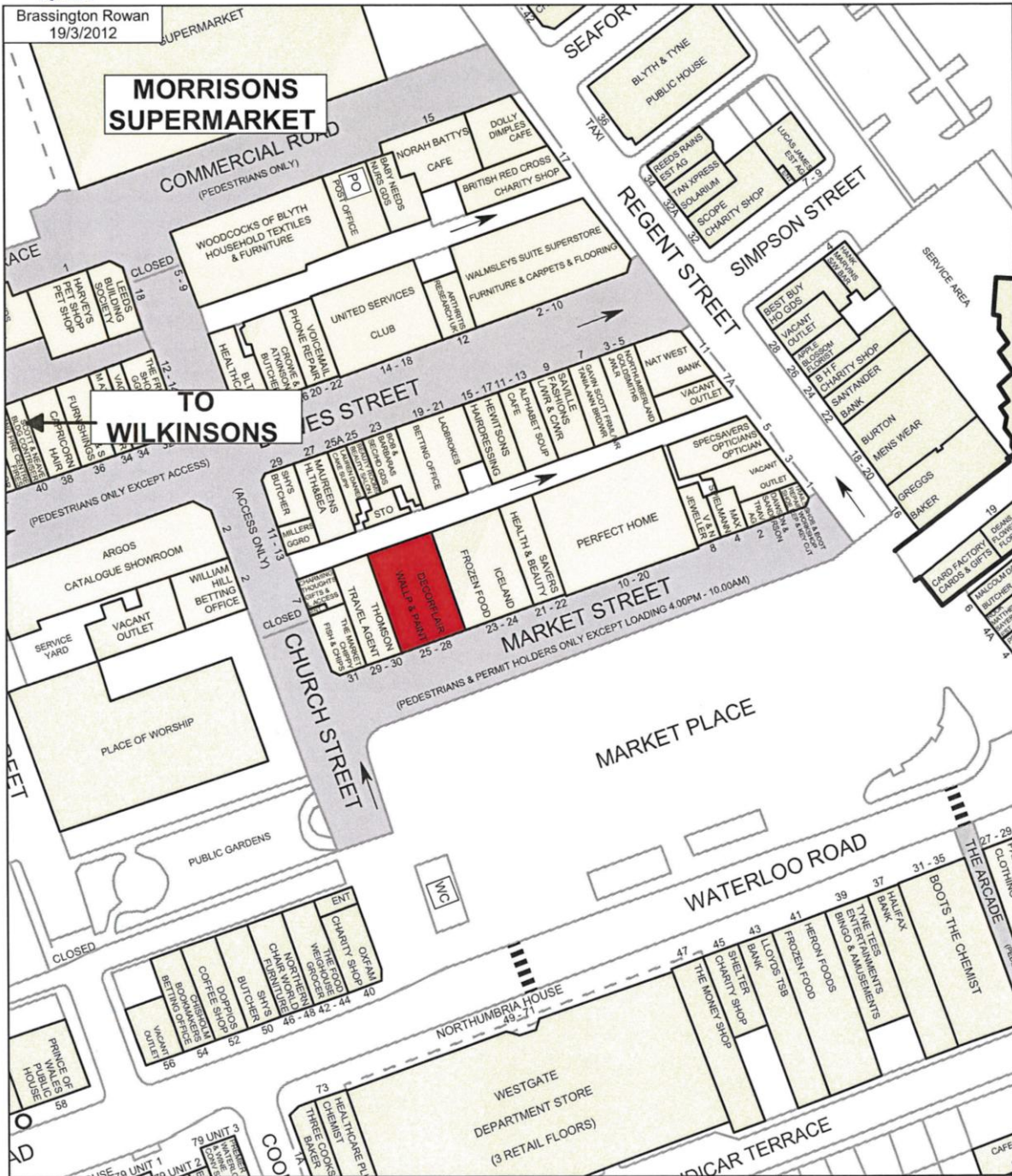
#### VIEWING & FURTHER INFORMATION

Please contact the sole agents Brassington Rowan in the first instance:-

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