

## TO LET – PROMINENT TOWN CENTRE UNIT 7-9 BRIDGE STREET, BLYTH, NE24 1BJ

### **LOCATION**

Blyth is a large coastal town in south Northumberland located approximately 14 miles north east of Newcastle upon Tyne. The premises are located on Bridge Street between the two entrances to the Keel Row shopping centre and adjacent to the Market Place. Immediately adjacent is **Dorothy Perkins**, with other retailers in the vicinity including **Boots**, **Superdrug**, **Bon Marche**, **Store 21** and **Greggs**.

### **ACCOMMODATION**

The premises comprise ground floor sales with first and second floor storage, providing the following approximate areas and dimensions:

Gross frontage	26ft 1 in	7.96 m
Net Frontage	24ft 6 ins	7.5 m
Internal width (max)	24ft 4 ins	7.44 m
Shop depth (max)	50ft 1in	15.27 m
Ground Floor Sales	1,720 sq ft	159.8 sq m
First Ancillary	1,378 sq ft	128 sq m
Second Ancillary	259 sq ft	24 sq m

### **TENURE**

A new full repairing and insuring lease for a term of years to be agreed.

### **RENT**

**£20,000** per annum exclusive.

### **RATES**

We are verbally advised with effect from 1 April 2010 the property is assessed for rating purposes as follows:

Rateable Value	£28,250
Rates Payable 2014/15	£13,616.50

Interested parties should verify the accuracy of this information and the rates payable with Northumberland County Council, (Tel: 0845 600 6400).



### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in any transaction.

### **VAT**

All figures quoted in these particulars are exclusive of any VAT where chargeable.

### **VIEWING**

For further information please contact :-

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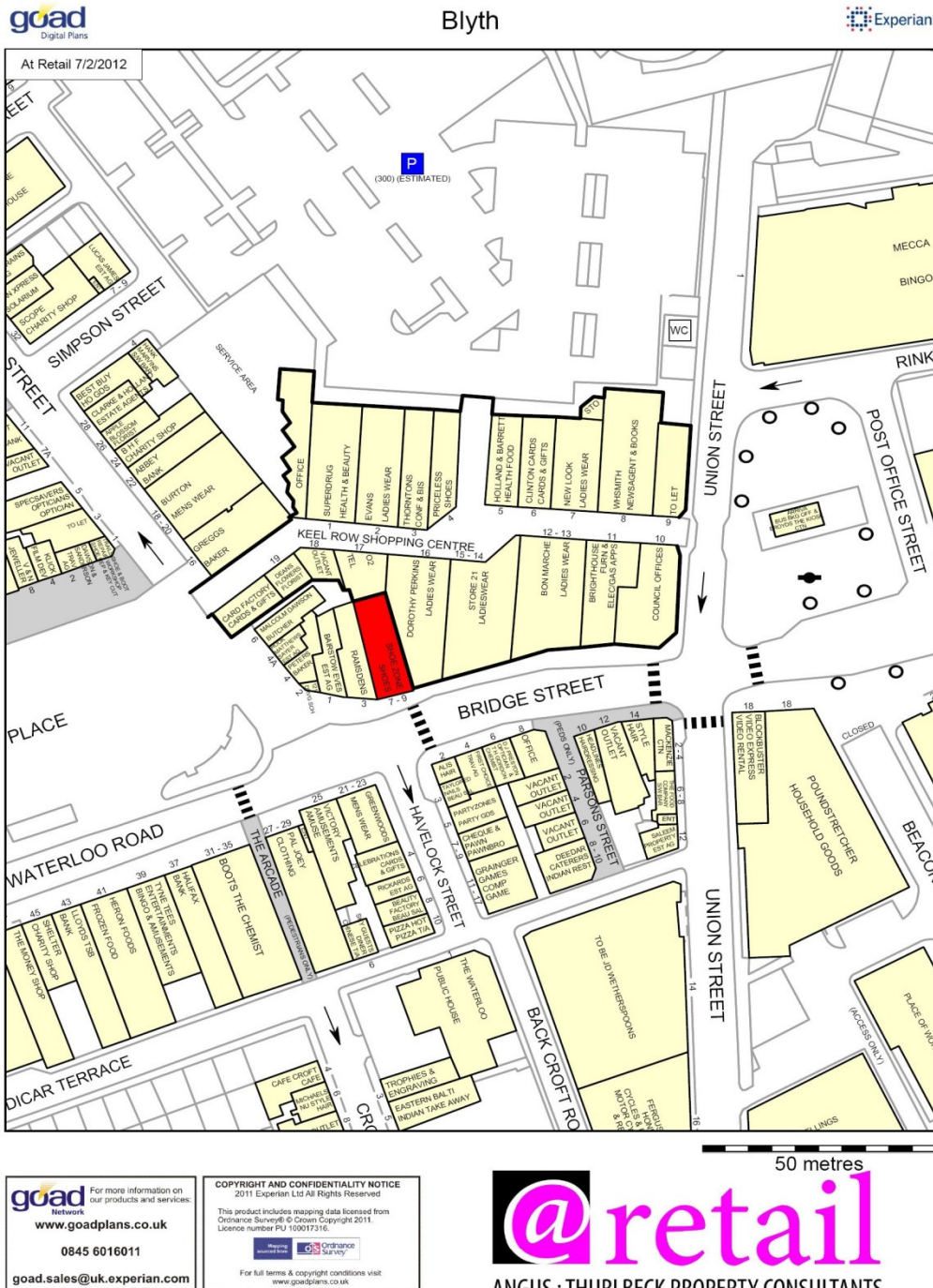
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SEPTEMBER 2012





**Misrepresentation Act 1967:** ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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**Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:**

Every reasonable effort has been made by ATF Retail Limited to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



**Cobalt Business Exchange** Cobalt Business Park, Cobalt Park Way, Newcastle upon Tyne, NE28 9NX

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AT Retail Limited: Registered in England: 07401410

## Energy Performance Certificate

Non-Domestic Building



Shoefayre Ltd  
7-9 Bridge Street  
BLYTH  
NE24 1BJ

**Certificate Reference Number:**  
0030-8965-0369-3670-0024

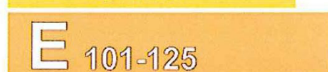
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	371
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	53.55

### Benchmarks

Buildings similar to this one could have ratings as follows:

**27** If newly built

**73** If typical of the existing stock

