

TO LET UNIT 18 KEEL ROW SHOPPING CENTRE BLYTH, NE24 1AH

LOCATION

Blyth is a large coastal town in south Northumberland located approximately 14 miles north east of Newcastle upon Tyne. The Keel Row Shopping Centre is the principal retailing destination within the town centre and houses retailers such as New Look, Dorothy Perkins, Superdrug and WH Smith.

The unit is centrally situated within the scheme adjacent to **O2** and opposite **Evans**.

ACCOMMODATION

The unit is arranged on ground and first floor comprising the following approximate areas:-

GF Sales 36.98 sq m 398sq ft Staff/Store 6.69 sq m 72 sq ft

TENURE

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

RENT

£18,000 per annum exclusive.

SERVICE CHARGE

The current On Account Service Charge for 2012/13 is £3,417.51

RATES

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

Rateable Value £15,750.00 Rates Payable 2014/15 £7,418.25

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

SEPTEMBER 2014



ENERGY PERFORMANCE CERTIFICATE

As attached.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with 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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Or our joint agent Mason & Partners :-

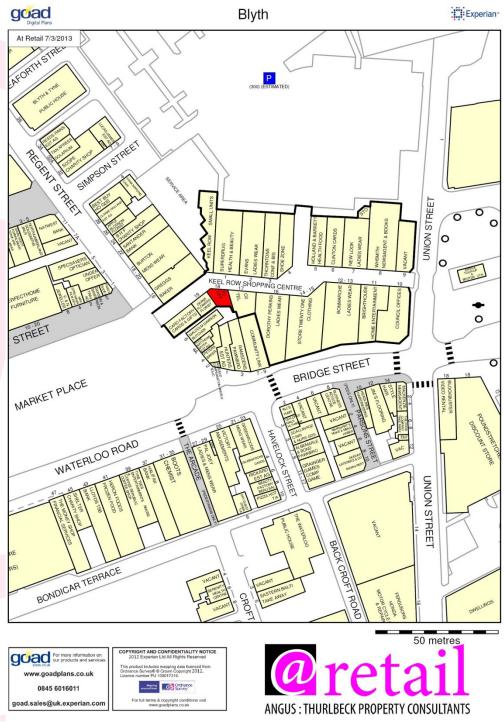
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Misrepresentation Act 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

- These particulars do not constitute any part of an offer or contract.
 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
 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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 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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.





Energy Performance Certificate



Non-Domestic Building

Unit 18
Keel Row Shopping Centre
Regent Street
BLYTH
NE24 1AH

Certificate Reference Number: 9900-8072-0341-6760-2060

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.

Energy Performance Asset Rating

More energy efficient



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 A_{0-25}

B 26-50

 \mathbf{C}_{51-75}

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 38

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Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

This is how energy efficient

the building is.

42

If newly built

54

If typical of the existing stock