

# 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 :-

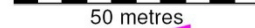
Dan Turner  
DD: 0191 280 4237  
Mob: 07760 165 077  
Email: [dan@atretail.co.uk](mailto:dan@atretail.co.uk)

Ian Thurlbeck  
DD: 0191 280 4236  
Mob: 07515 831 417  
Email: [iant@atretail.co.uk](mailto:iant@atretail.co.uk)

Or our joint agent Mason & Partners :-

Matthew Vercell  
Tel: 0151 225 0116  
Email: [matthewvercell@masonpartners.com](mailto:matthewvercell@masonpartners.com)





**@retail**  
ANGUS : THURLBECK PROPERTY CONSULTANTS

**A T Retail Limited: Registered in England: 07401410**

## 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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



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

**A** 0-25

**B** 26-50

**C** 51-75

◀ **60**

This is how energy efficient the building is.

**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 (m <sup>2</sup> ):	38
Building complexity (NOS level):	3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**42** If newly built

**54** If typical of the existing stock

