

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 14-15 Keel Row Shopping Centre, Blyth

**Rent: On application****Ground Floor Area**

3,745 Sq ft / 348 Sq M

**WITHDRAWN****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**Jessica Swain****Mob:** 07885 127366**Email:** [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)

**Location:**

Located approximately 14 miles north east of Newcastle upon Tyne, Keel Row Shopping Centre is the principal retailing destination within the town centre and is home to New Look, WH Smith, Superdrug, Bonmarche, Card Factory, EE and O2.

The subject unit occupies a prime location positioned centrally within the scheme.

There is a free 300 space car parking immediately adjacent to the shopping centre.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3745	347.91
First Floor Ancillary	1290	119.84

**Rent:**

Upon application

**Tenure:**

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

**Business Rates:**

The premises currently has a rateable value of £40,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**EPC:**

Energy Performance Asset Rating - B

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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