Leeds Office: 0113 388 4848
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SHOPPING CENTRE PROPERTY / CLASS A1

Unit 13-14, Blaydon Shopping Centre, Blaydon

barkerproudlove
retail property consultants

LET

Rent: **£49,500 PA**

Area
2,085 Sq ft / 194 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:
Blaydon is located approximately 5 miles (8 km) west of Newcastle, and 6 miles (9 km) west of Gateshead. Blaydon Shopping Centre provides 43 retail units and approximately 700 free car parking spaces.

The scheme is anchored by a Morrisons superstore plus Home Bargains, Iceland, Superdrug, B&M & Boots.

The subject unit is located adjacent to Greggs and Ladbrokes. Other retailers in close proximity include B&M and Boots.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	2085	193.7
First Floor	1940	180.23

Rent:
We are seeking rental offers in the order of £49,500 per annum exclusive.

Tenure:
The unit is offered on a new 10 year full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:
The unit has a 2017 rateable value assessment of £41,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the year 2018 stands at approximately £5,229.01.

EPC:
Energy Performance Asset Rating - E

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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