

# TO LET

Unit 11  
Blaydon Shopping Centre  
Blaydon  
NE21 5BT



## 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, Poundworld, Iceland, Superdrug, B&M & Boots.

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

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	991	92.1
First Floor Ancillary	326	30.3

## Rent

£27,500 per annum exclusive

## Tenure

The property is available on new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

## Business Rates

The unit has a 2017 rateable value assessment of £19,750. For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2017 stands at approximately £1964.

## 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.

SUBJECT TO VACANT POSSESSION.

SUBJECT TO CONTRACT

Details prepared September 2017

Viewing Strictly through the sole letting agent.

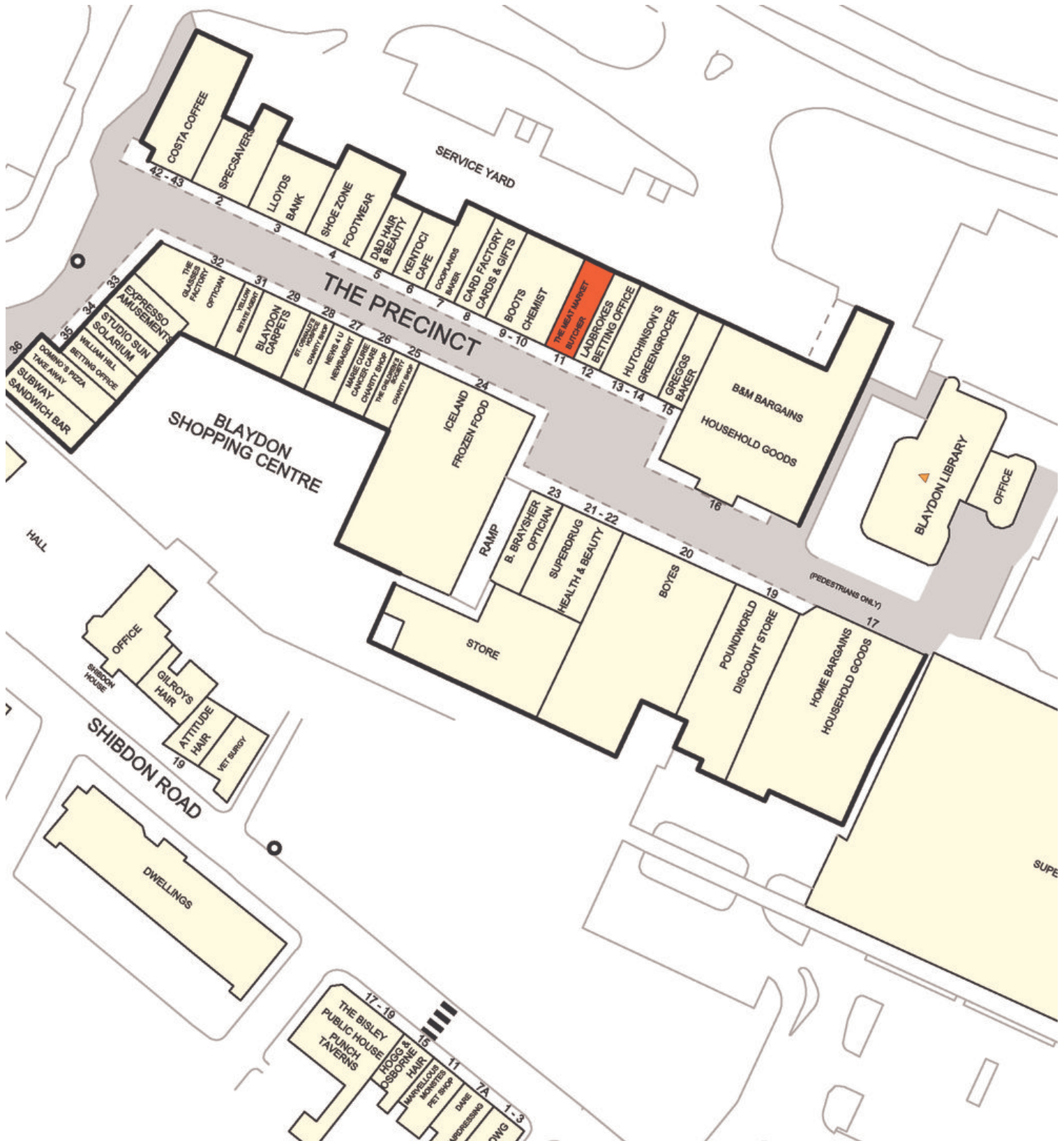
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