

# TO LET

## Unit 14-15 Keel Row Shopping Centre Blyth



### 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, Clintons and O2.

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

Free 300 space car parking immediately adjacent to the shopping centre

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	3,745	347.9
First Floor Ancillary	1,290	119.8

### Rent

Upon application

### Tenure

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

### Business Rates

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Northumberland County Council.

### Service Charge

The on-account service charge for the year 2018 stands at approximately £33,217.

### 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.

SUBJECT TO CONTRACT

Details prepared October 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

**Mark Proudlove**

+44 (0)113 388 4859

+44 (0)7808 479310

[mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

atretail

**Dan Turner**

0191 280 4237

[dan@atretail.co.uk](mailto:dan@atretail.co.uk)



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2018.