



TO LET

1st & 2nd Floor
27/29 Waterloo Road
Blyth
Northumberland
NE24 1BW

Specification

- Prominent town centre location
- Lift access to upper floors
- Fully self-contained

- Close to the Keel Row Shopping Centre
- Maybe suitable for alternative uses subject to the appropriate consents being sought.

Location

The property is located on the south side of Waterloo Road, which is one of the primary retail streets within Blyth, the towns Market Place is opposite and the premises are within close proximity of the Keel Row Shopping Centre. Nearby occupiers include Boots the Chemist, Greenwoods Menswear, Woolworths, Savers Health & Beauty, Greggs the Bakers and a combination of other national and local traders.

Description

The property comprises of a three storey end terraced unit of brick construction surmounted by a pitched slate covered roof. The ground floor is occupied by Pal Joey Clothing Ltd and the self-contained upper floors, first and second floor are available. The accommodation has previously been used for storage and ancillary accommodation to the ground floor, however, it may be suitable for office, leisure or alternative uses subject to the appropriate consents being sought. A recently installed 13 person passenger lift serves the upper floors and is located to the rear of the building and is accessed via a lift lobby which will be included within the demise.

Accommodation

The accommodation comprises of the following approximate, net internal areas: -

First Floor Sales/Storage	1,983 sq ft	184.18 sq m
Second Floor Storage	2,176 sq ft	202.18 sq m

Tenure

The property is available via a new 15 year lease subject to five yearly upward only rent reviews at a commencing rent of £16,500 per annum.

Possession

Immediately upon completion of the legal formalities.

Rating Assessment

The current rateable value for the unit is to be reassessed.

Interested parties are advised to make their own enquiries to the local Rating Authority to confirm the precise rates payable. Blyth Valley District Council Tel: 01670 552542.

Legal Costs

The tenant will be responsible for the landlords reasonable legal fees incurred in the transaction.

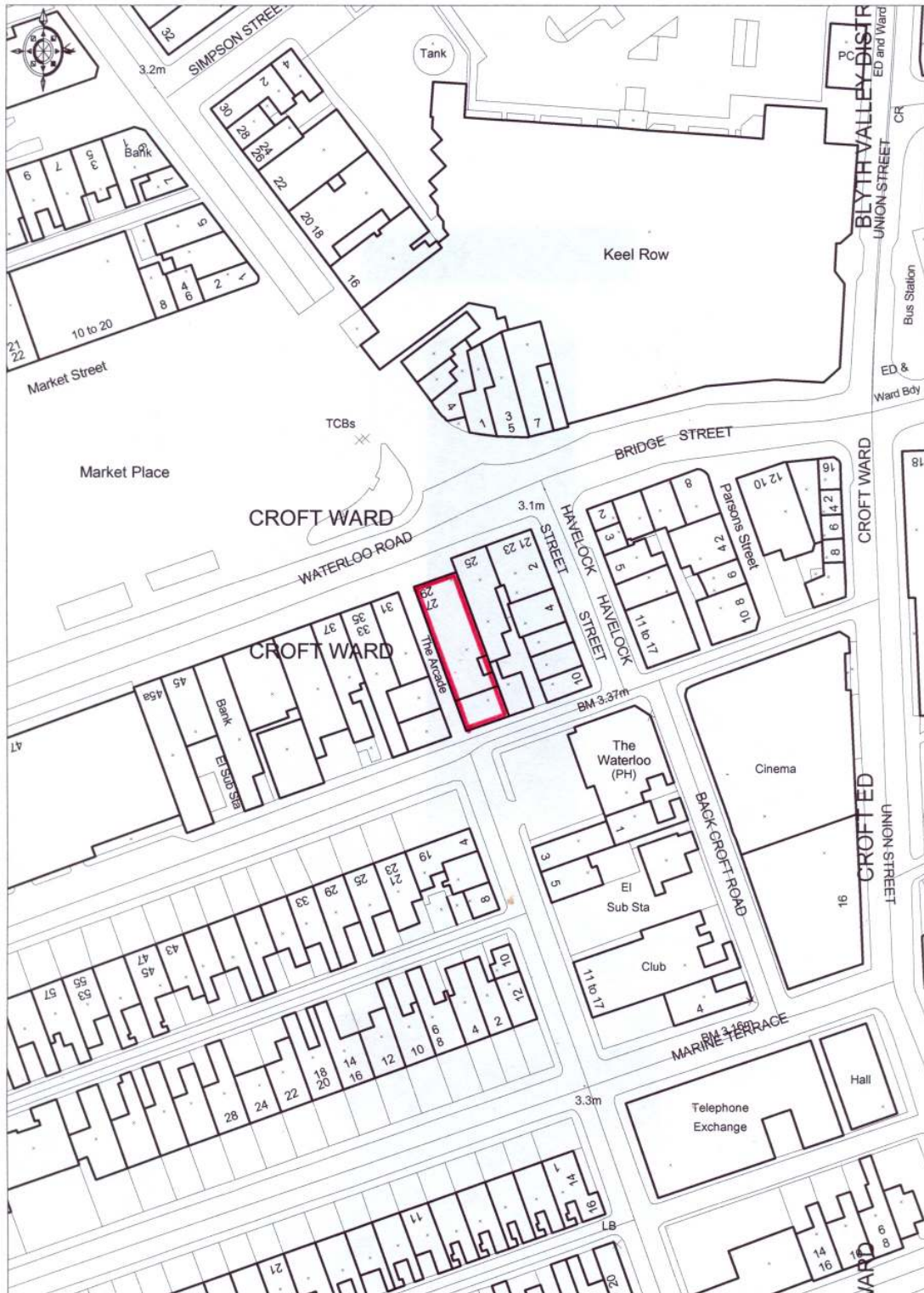
VAT

The figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract



Ordnance Survey

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