

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

RETAIL

## TO LET / MAY SELL



RETAIL  
TO LET / MAY SELL

**29 MARKET STRET, BLYTH  
NORTHUMBERLAND, NE24 1BQ**

- Town centre location
- Two storey premises
- Bullet point three
- Staff kitchen and WC facilities
- Freehold may be available details upon application

**£14,000 per annum exclusive**

Viewing strictly by appointment with the sole agent

### KEY POINTS

Tenure	To Let / May Sell
Size	120.32 m <sup>2</sup> / 1,295 ft <sup>2</sup>
Availability	Immediate Occupation
Rateable Value	£13,000
Service Charge(s)	Available upon request
EPC Rating	Available upon request

### KEY CONTACT(S)

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LOCATION

Blyth is a port town in South East Northumberland, located around 11 miles to the north east of Newcastle upon Tyne and 6 miles to the north of Whitley Bay. The town lies to the east of the A189 which gives access to the A1, A19 and Newcastle upon Tyne. The property is situated on Market Street in a central retailing location fronting onto the Market Square. Market Street is one of the main retailing locations in the town centre. Nearby occupiers include Savers, Iceland and Heron Foods.

DESCRIPTION

The property comprises a two storey mid-terraced building of traditional construction with brick walls and pitched tiled roof. Internally the ground floor comprises a sales area and the first floor comprises office space alongside a staff room and toilets.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Ground	60.22	648
First	60.10	647
Total	120.32	1,295

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £14,000 per annum (exclusive). All other terms are to be agreed by negotiation. The freehold interest in the property may be available. Details upon application.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	£13,000

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable.

