

# TO LET – Large Retail Premises

## Fully Fitted Space adjacent New Poundland and Iceland Unit

### Northumbria House, Waterloo Road Blyth NE24 1BW



#### LOCATION

The property is situated in a prominent & busy position directly opposite the town's main market square on the busy thoroughfare of Waterloo Road. The premises are between an established Iceland unit and new occupier Poundland who have recently relocated here. The street forms the focus for retail in the town centre and is linked to the Market Square for pedestrians via a number of crossing points along Waterloo Road and Bridge Street. Nearby retailers include, a newly opened Dominos and Savers have recently refitted their store on Market Square.

#### ACCOMMODATION

The building provides retail sales at ground floor level with storage at first floor level with goods lift access. It is understood that the second floors are voided off currently. Servicing for large vehicles is available via a dedicated rear loading bay. The premises have been fully refitted with new ceilings, lighting, floor coverings and lifts.

Ground floor sales	376 sqm (4,154 sqft)
Back of House	74 sqm (796 sqft)
1 <sup>st</sup> floor stores	233 sqm (2,508 sqft)

#### EPC RATING

C- 51

#### LEASE TERMS

A new full repairing and insuring lease incorporating a low service charge contribution is available for a term to be agreed. Rental offers are invited in the region of **£57,500 per annum exclusive**

#### BUSINESS RATES

The premises are to be re assessed.

#### LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

#### VAT

All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT.

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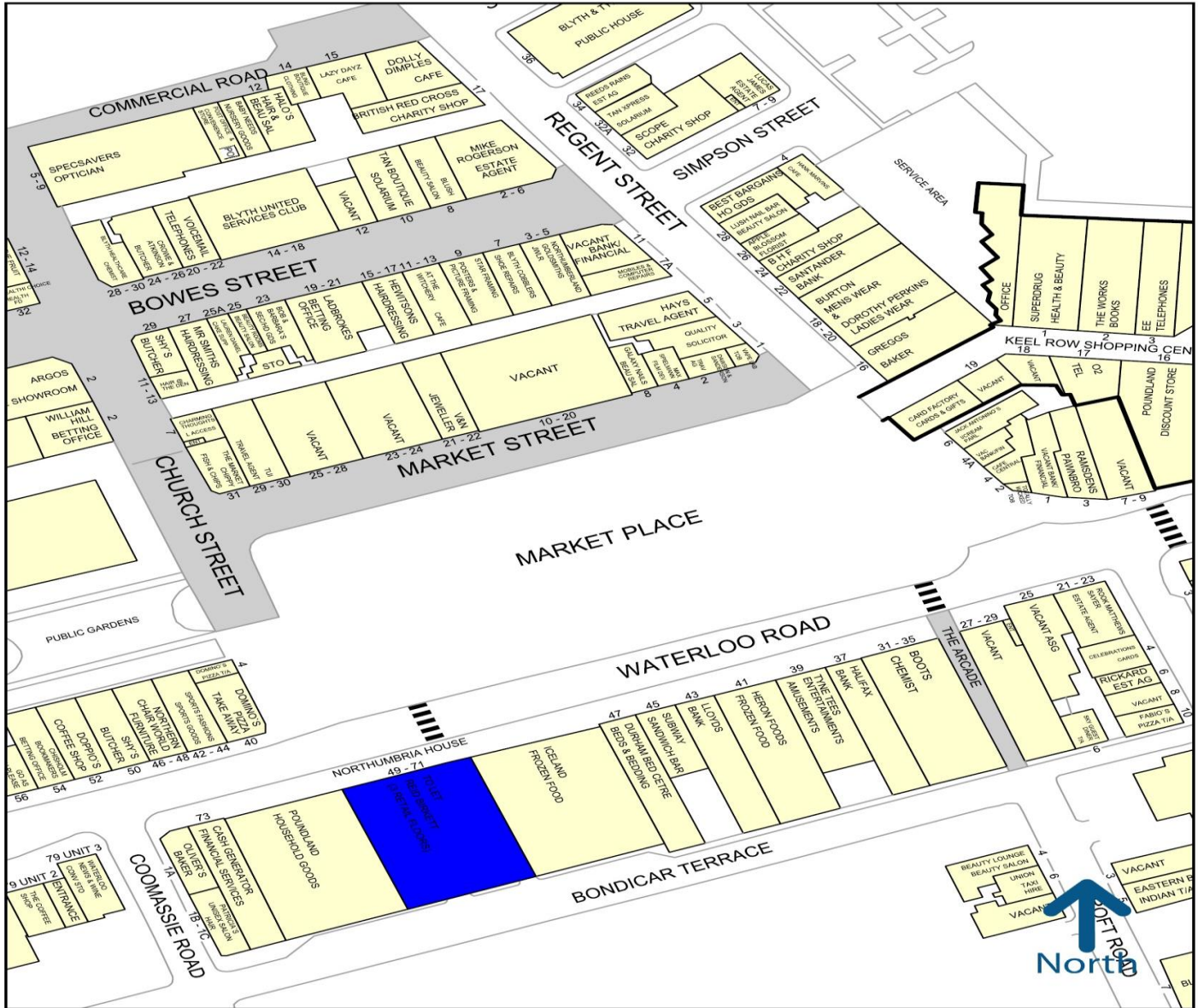
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Blyth



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