



OPEN A1 RETAIL UNIT - TO LET

Unit 1, Albion Retail Centre, Cowpen Road, Blyth, Northumberland NE24 5BS

Open A1 Food Consent - 1,264 m² (13,611 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001



LOCATION

Blyth is one of Northumberland's largest towns with a population of over 30,000 people on the North East Coast of England 11 miles north of Newcastle upon Tyne.

Blyth is located adjacent to the A198 which leads north to join the A1 towards Morpeth and Edinburgh and south to Cramlington and Newcastle along the A19. Further transport connections are provided along the A193 which leads south west towards Tynemouth, South Shields and Sunderland via the A1018. Newcastle International Airport is located approximately 8 miles to the south west.

The Albion Retail Park is located on Cowpen Road (A193) at the junction with Renwick Road (A192), which links Blyth town centre to the A189 trunk road and A19/A1. The retail park includes Lidl, B&M Bargains and Franks Factory Flooring and is close to the Blyth Valley Retail Park, comprising; Homebase, Aldi and Carpetright.

DESCRIPTION

The subject property is a purpose built single storey retail development of approximately 36,000 sq ft constructed in the mid 1990's. The building is constructed from a steel portal frame with an external envelope constructed of predominantly cavity brick work and block work. The central roof area comprises two dual pitched roofs weathered in profile metal cladding incorporating roof lights.

The Retail Centre a 189 space car park and rear service yard which are shared by all occupier and their customers.

ACCOMMODATION

The unit provides approximately 1,264 m² (13,611 sq ft) gross internal area.

LEASE DETAIL

The property is available by way of an assignment or sub under lease expiring 24 March 2020 held on Full Repairing and Insuring terms at a passing rent of £140,000 per annum. The unit will be available from Q1/Q2 2017 following Lidl's relocation.

Part of the store is sub-let to Brantano who occupy approximately 1,774 sq ft £4,440 per annum. This can be taken back.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been instructed and will be available as soon as possible.



RATES

With effect from 1 April 2010 we understand the property is assessed for rating purposes as follows: Rateable Value £83,000. UBR 2016/2017 49.7p.

Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority (Northumberland County Council).

VIEWING

Strictly by appointment through the sole agents Connect Property North East:

Andrew Wilkinson ddi: 01642 704932

Email: andrew@cpne.co.uk

www.cpne.co.uk



