

# On the Instruction of Barclays Banking Group

## TO LET

### BLYTH, 22 Bridge Street, NE24 2BW



#### Key Features

Leasehold Available

#### Viewing

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#### Location

Blyth is a coastal town in south-east Northumberland approximately 14 miles to the north-east of Newcastle upon Tyne. The Keel Row Shopping Centre and Blyth Market Square are within 200m of the property that is situated on Bridge Street.

There is a large, free car park 100m to the west which supplies the town.

#### Description

The property is a brick-built, character building arranged over ground, first and second floor. Ground floor comprises a main sales area, strong room and interview rooms while the first floor comprises a staff room, office and storage space. WC's and a fire escape are also found here. Second floor comprises two rooms for storage space but is currently un-used.

To the rear of the property is a small yard which encompasses the plant room, garage and escape route from first floor.

#### Accommodation

Ground Floor	132.94 sq.m	1,431 sq.ft
First Floor	84.54 sq.m	910 sq.ft
Second Floor	36.14 sq.m	389 sq.ft
Garage	13.75 sq.m	148 sq.ft

<b>Total Floor Area</b>	<b>267.37 sq.m</b>	<b>2,878 sq.ft</b>
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#### Tenure

The property is currently held on a lease expiring 15/04/2028 with a tenant only break option on 15/04/2023.

#### Price

The current rent passing is **£21,800** per annum, exclusive of all other outgoings.

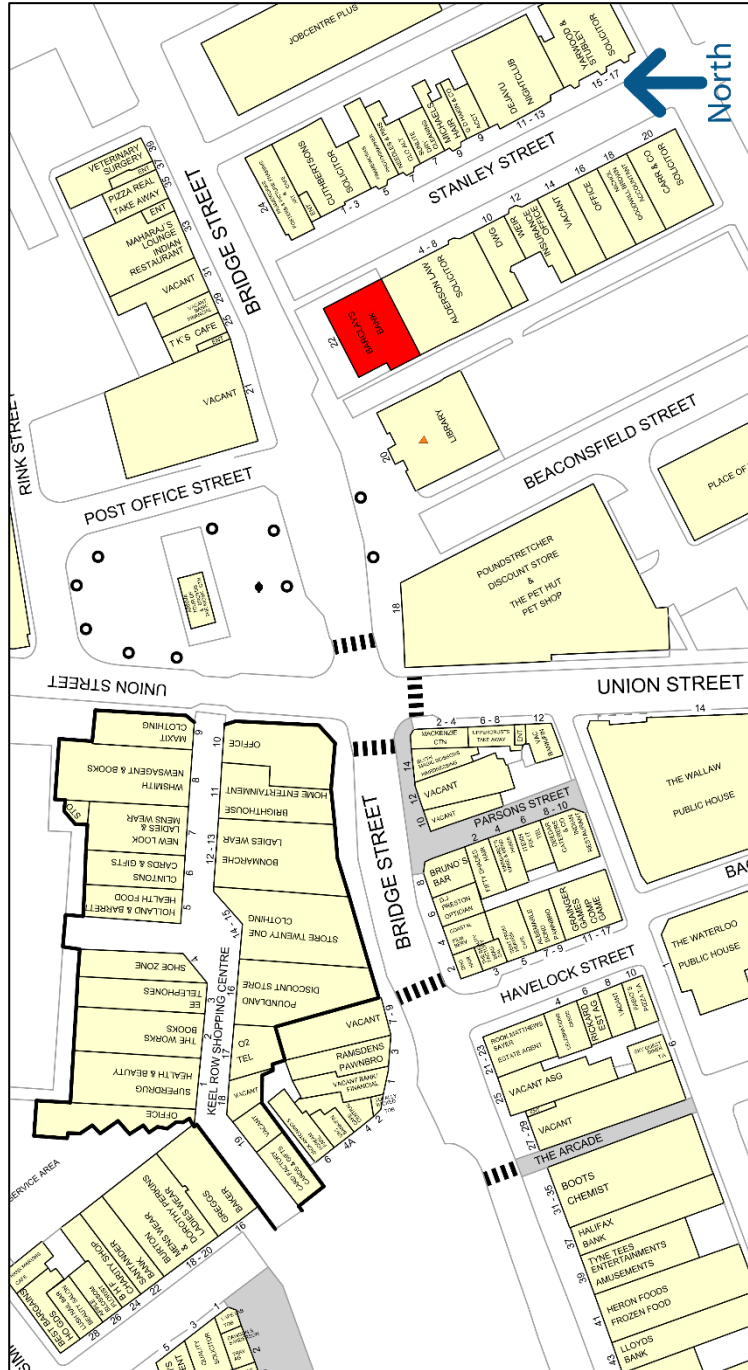
#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £15,250. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

Available upon request.

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Not to scale.

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