

UNIT 18 KEEL ROW SHOPPING CENTRE BLYTH, NE24 1AH

LOCATION

Blyth is a large coastal town in south Northumberland located approximately 14 miles north east of Newcastle upon Tyne. The Keel Row Shopping Centre is the principal retailing destination within the town centre and houses retailers such as **New Look, Dorothy Perkins, Superdrug** and **WH Smith**.

The unit is centrally situated within the scheme adjacent to **O2** and opposite **Evans**.

ACCOMMODATION

The unit is arranged on ground and first floor comprising the following approximate areas:-

GF Sales	36.98 sq m	398sq ft
Staff/Store	6.69 sq m	72 sq ft

TENURE

A new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£12,500 per annum exclusive.

SERVICE CHARGE

The current On Account Service Charge for 2015/16 is £3,859.00

RATES

According to the Valuation Office Website -
<https://www.gov.uk/correct-your-business-rates>
The 2017 Draft Rating Assessment is as follows

Rateable Value £12,750

According to the same website the estimated rates payable is as follows:-

Rates Payable for year commencing 1st April
2017 £6,220

Interested parties should make their own enquiries as subject to individual circumstances the actual amount payable may vary.

DECEMBER 2016



ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating for the unit is C(60).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

VAT

All figures quoted in these particulars are exclusive of any VAT where chargeable.

VIEWING

For further information please contact :-

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Blyth



50 metres

Experian Goad Plan Created: 31/01/2017
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Energy Performance Certificate

Non-Domestic Building



Unit 18
Keel Row Shopping Centre
Regent Street
BLYTH
NE24 1AH

Certificate Reference Number:
9900-8072-0341-6760-2060

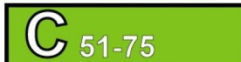
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **60** This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 38
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

42 ▶ If newly built

54 ▶ If typical of the existing stock

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