



FORMER WILKOS RETAIL STORE - TO LET

Delavale Terrace / Bowes Street, Blyth NE24 1EB

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Blyth is one of Northumberland's largest towns with a population of over **40,000 people (Census)** on the North East Coast of England 11 miles north of Newcastle upon Tyne.

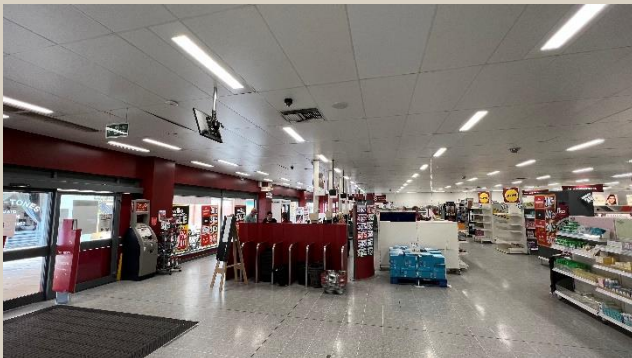
Blyth is located adjacent to the A198 which leads north to join the A1 towards Morpeth and Edinburgh and south to Cramlington and Newcastle along the A19. Further transport connections are provided along the A193 which leads south west towards Tynemouth, South Shields and Sunderland via the A1018. Newcastle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

The property is situated **adjacent to a Morrisons Supermarket** and large **free c300 space carpark** (3 hours) which links to Blyth town centre to the. The property is adjacent to the **Blyth Community Hospital** which generates significant footfall past the building to the local retail offer. The unit is in the middle of a **densely populated residential area**.

DESCRIPTION

The subject property is a purpose-built retail store predominantly over ground floor constructed in the mid 1990's and fitted out to a good standard internally including:

- Suspended ceiling,
- **LED Lighting** throughout
- Terrazzo floor
- **Double glazed** windows to the retail frontage.
- Passenger lift to First floor staff, WCs and kitchen
- Dedicated **secure rear service yard**
- Directly adjacent to Morrisons **300 free parking spaces** (3 Hours max stay) & approx. **15 short stay bays adjacent (30mins)**



ACCOMMODATION

The unit provides the following approximate net internal areas:

Ground Floor	1,915 m ²	(20,614 sq ft)
First Floor	101 m ²	(1,087 sq ft)
Total Floor Area	2,016 m²	(21,701 sq ft)
Yard area	154.8 m ²	(1,666 sq ft)

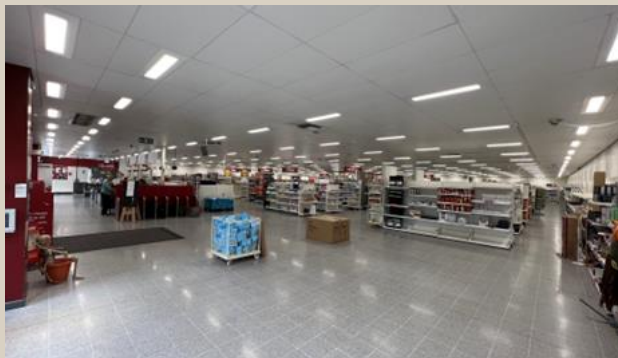
LEASE DETAIL

The property is available by way of a new lease on tenants Full Repairing and Insuring terms at a commencing rental of £175,000 pax (c£8.00 psf) pax. The unit is self-contained and not subject to any additional service or estate charges.

The unit was one of the most profitable for Wilko. Pre-covid and prior to supply issues Wilko suffered from, the unit was 85/420 in terms of store profit.

Recent Blyth Vally Retail Park lettings nearby reflect the exceptional good value of the former Wilko store. (summer 2023 transactions)

- Pure Gym @£11.00 psf - 10,000 sq ft, 15 yrs, 6 MRF
- Carpetright @£12.50 psf - 5,000 sq ft, 10 yrs, 6 MRF
(Avison Young)



NEW INVESTMENT

The government has unveiled that Blyth will be one of 55 towns that will benefit from a £1.1 billion levelling up investment, as part of a long-term plan for towns that provide long-term investment in towns that have been overlooked and taken for granted.

Blyth will receive a ten-year £20 million endowment-style fund to be spent on local people's priorities, like regenerating local high streets and town centres or securing public safety.

ENERGY PERFORMANCE CERTIFICATE

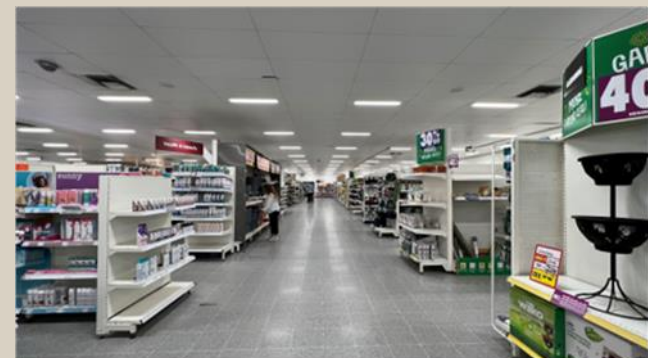
The Energy Performance Asset Rating has been assessed as E (121). A copy if available on application.

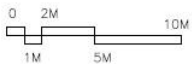
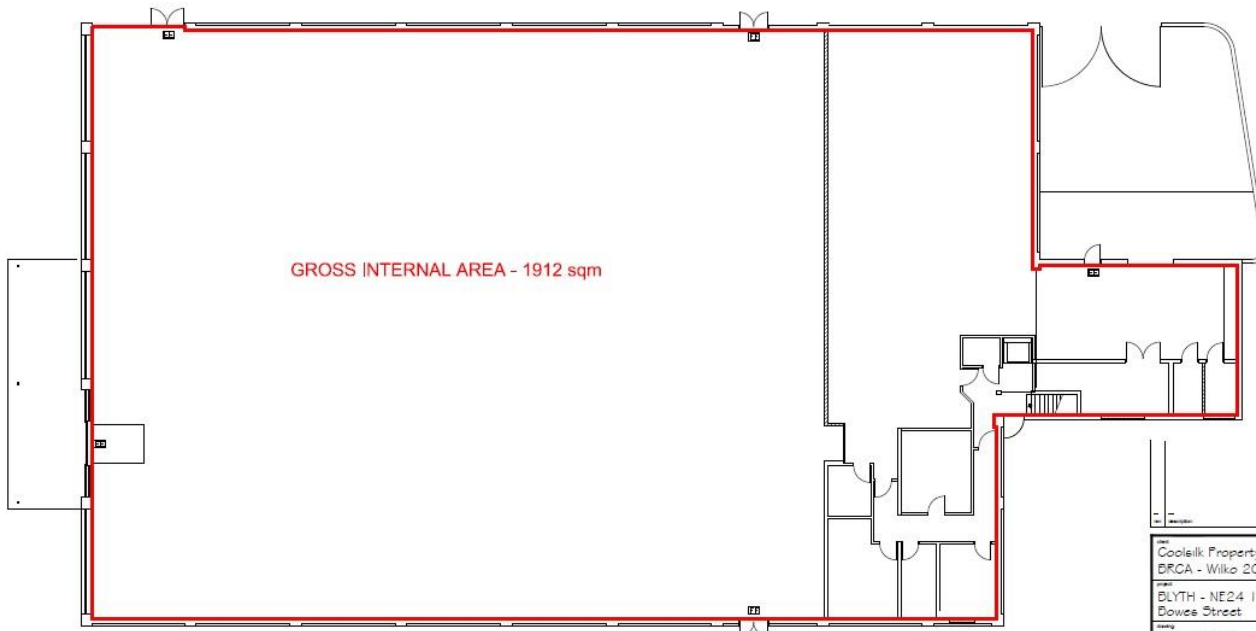
RATES

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows: Rateable Value £100,000. UBR 2023/2024 49.9p. 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 dd: 01642 704932
Email: andrew@cpne.co.uk

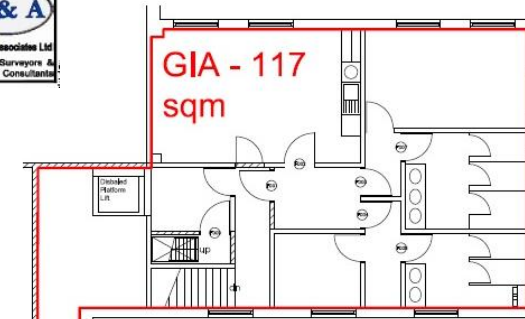




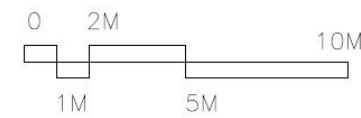
Ground Floor

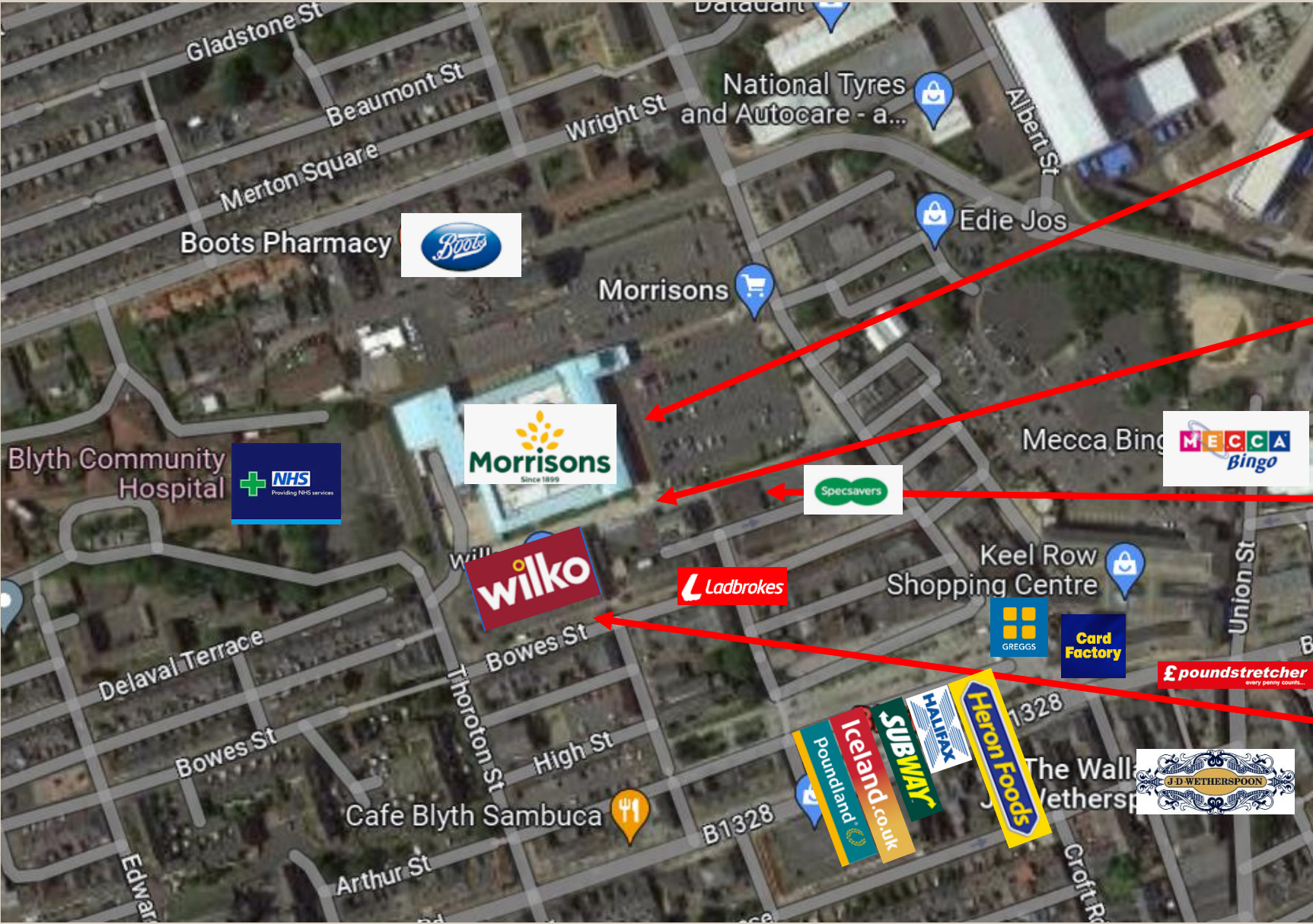


Coolilk Property & Investments Ltd BRCA - Wilko 2014			
BLYTH - NE24 1EB Dowse Street			
Ground Floor			
707	RWG	Nov 11	1:200
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The Green Nun Monkton York YO26 6ER Tel : 01423 330606 Fax : 01423 331594 info@g-surveyors.co.uk www.g-surveyors.co.uk		 Grant & Associates Ltd Building Surveyors & Property Consultants	



FIRST FLOOR PLAN





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