

Blaydon, Gateshead | NE21 5BT

## **Blaydon Shopping Centre**

# Retail Units To Let From 481 SQ FT



AT A GLANCE





CAR PARK SPACES



0333 320 8111



UNIT	ACCOMMODATION	SIZE	RENT
32A	Ground Floor	826 sq ft	£20,000 pa exclusive
37	Ground Floor (Upper Level)	481 sq ft	£8,500 pa exclusive
39	Ground Floor (Upper Level)	1,653 sq ft	£10,000 pa exclusive

#### Description

Blaydon Shopping Centre is located on the banks of the River Tyne approximately 5 miles west of Newcastle and 6 miles east of Gateshead and is anchored by a 70,000 sq ft Morrisons foodstore. Plentiful free car parking, on site bus stop and a direct link to the towns train station all drive consistently high footfall.

Shopper surveys have revealed the Centre's loyal, local shopping catchment with 60% of shoppers living within a 10 minute drive time and 90% of shoppers visiting at least once a week.

Blaydon benefits from seven local bus services to Newcastle, Hexham and a number of smaller local towns including Ryton and Dunston and is well connected by road due to its proximity to the A695.

#### <u>Lease</u>

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

#### Service Charge

The service charge budget for the current year stands at  $\pounds$ 1.00 psf pa. A full service charge pack for each unit is available upon request.

#### Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

#### Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit: www.gov.uk/calculate-your-business-rates

#### VAT

All figures quoted are exclusive of VAT.

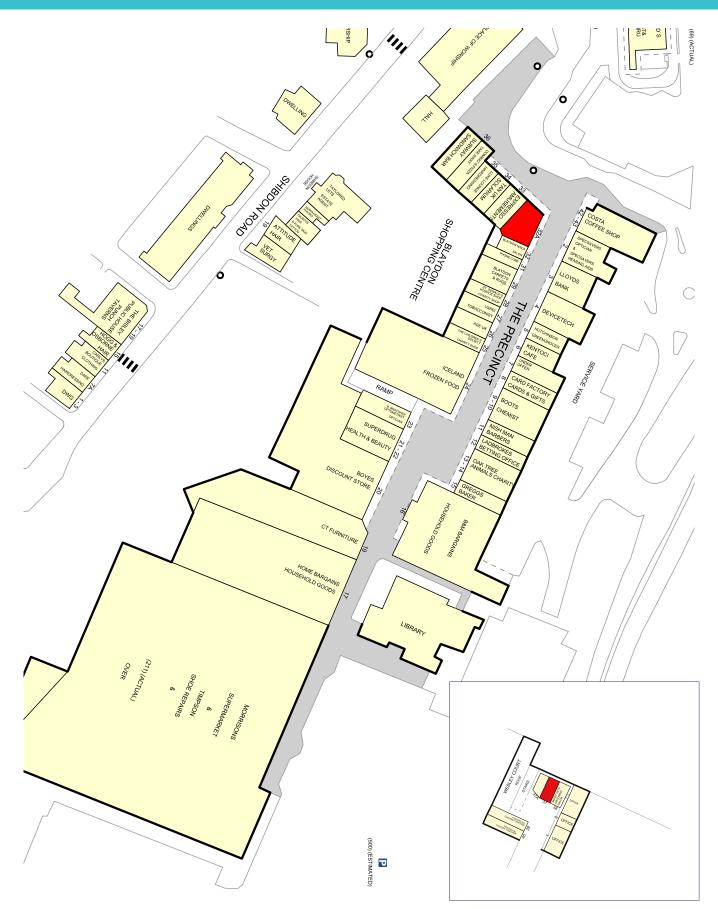
#### **Further Information**

For further information please contact:

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## 0333 320 8111



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