

Blaydon, Gateshead | NE21 5BT

Blaydon Shopping Centre

Retail Units To Let From 481 SQ FT



AT A GLANCE

 FOOTFALL
2.5M

 UNITS
39

 CAR PARK SPACES
693



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.

Lease

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 £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:

Chris Hovington
 Praxis Retail
chris.hovington@praxis.co.uk
 07770 935529

Ian Shorrock
 Praxis Retail
ian.shorrock@praxis.co.uk
 07775 706388



