



SITUATION

Occupying a busy trading position adjacent to the former Westgate Department Store which has been earmarked for a future mixed Retail/Residential Scheme in the heart of the town centre, close to the Market Square, Keel Row Shopping Centre and the main Bus Station, with nearby multiples including **Iceland, Boots, Food Weighouse, Lloyds Bank, Greggs, Argos, William Hill, Subway** and many others. Blyth lies on the main A193 on the north-east coast of England enjoying easy access to the A19 and the A1(M) some 18 miles north-east of Newcastle City Centre.

PROPERTY

A terraced property comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'10"
Internal Width	19'10"
Shop Depth	53'4"
Built Depth	95'0"
Sales Area	Approx 1,058 sq ft
Storage Area	Approx 683 sq ft

First Floor

Storage/Staff Area	Approx 421 sq ft
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2 WC's

Total Area Approx 2,162 sq ft

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Easten Trade Ltd t/a Cash Generator** for a term of 10 years from 19th July 2012 at a current rent of **£15,000 per annum** exclusive.

Rent Review & Tenant's Break 2017



View diagonally opposite Property

£15,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Attwell Solicitors LLP - Tel: 020 7722 9898
Ref: D. Bullock Esq - Email: david.bullock@attwells.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts