



SITUATION

Occupying a busy trading position in the heart of the town centre, close to the Market Square, Keel Row Shopping Centre and the main Bus Station, adjacent to **Bargain Buys** and with other nearby multiples including **Iceland, Boots, 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
2 WCs		

Total Area **Approx. 2,162 sq ft**

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Easten Trade Ltd t/a Cash Generator** for a term of 10 years from 19th July 2012 at a current rent of **£12,000 per annum** exclusive.

View into Market Square diagonally opposite Property



Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

£12,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page