

THE EAGLE PARADE

Albion Way, Blyth, Northumberland, NE24 5BJ

ROADSIDE RETAIL DEVELOPMENT

Units ranging from 65 - 85 SQ M (700 - 900 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

The development comprises six modern, open-plan retail units forming part of the redevelopment of the former Golden Eagle public house. The scheme benefits from an on-site customer car park providing 30 spaces, including 3 disabled bays, along with cycle storage facilities, a plant room, and a dedicated delivery yard.

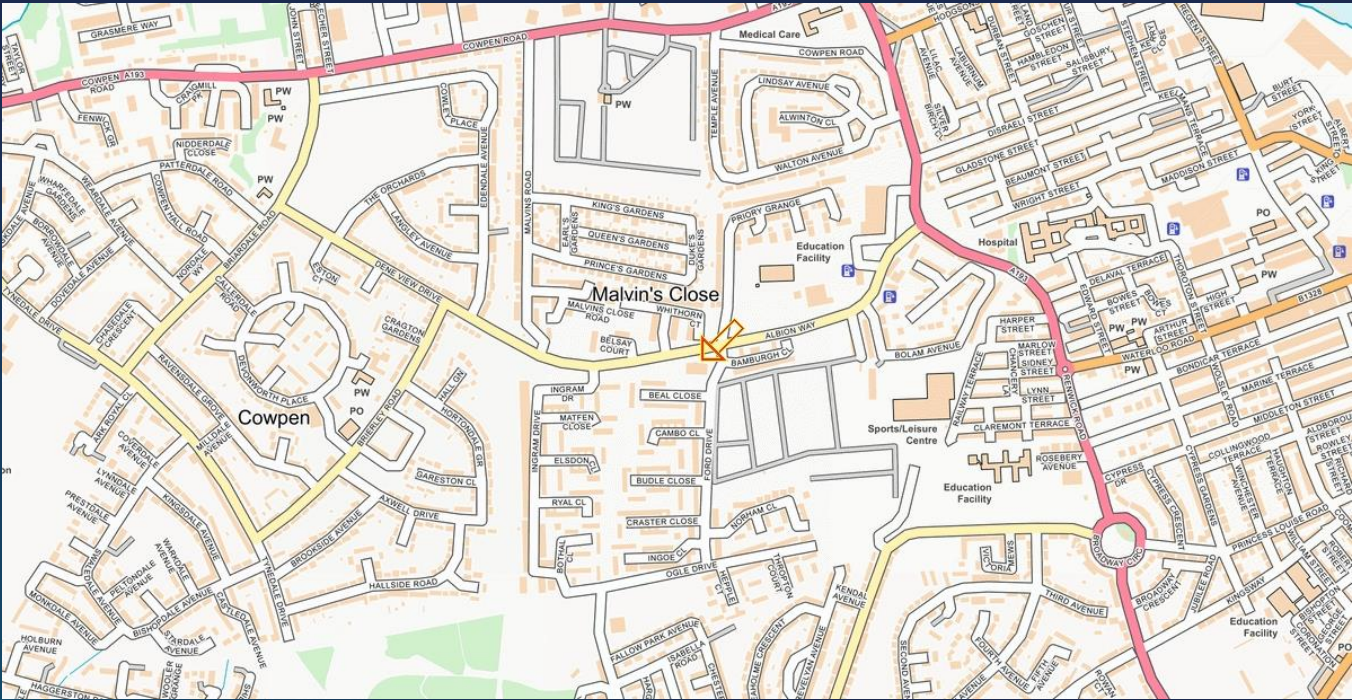
Three of the units are already occupied by a café operator, tattoo operator and One Stop, a national convenience retailer, helping to establish a strong retail presence on the site. The remaining units, ranging from approximately 700 to 900 sq ft, offer flexible accommodation suitable for a variety of national and regional retail, food and service operators.

KEY SPECIFICATION

- Attractive redevelopment of the former Golden Eagle public house
- 6 new retail units forming a modern neighbourhood parade
- Prominent roadside position on Albion Way, close to Blyth town centre
- Three units currently let with One Stop anchoring the scheme
- Dedicated customer parking
- High visibility with strong levels of passing vehicular and pedestrian traffic
- Located within a densely populated area

USE

The units are suitable for a variety of uses under use class E



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)	Rent
Unit 1	65	700	£816.6 pcm (£9,800 per annum)
Unit 2	84	900	£1033.3 pcm (£12,400 per annum)
Unit 3	84	900	£1033.3 pcm (£12,400 per annum)
Unit 4	Let to a Café operator		
Unit 5	Let to One Stop		
First floor unit	Let to Tattoo operator		

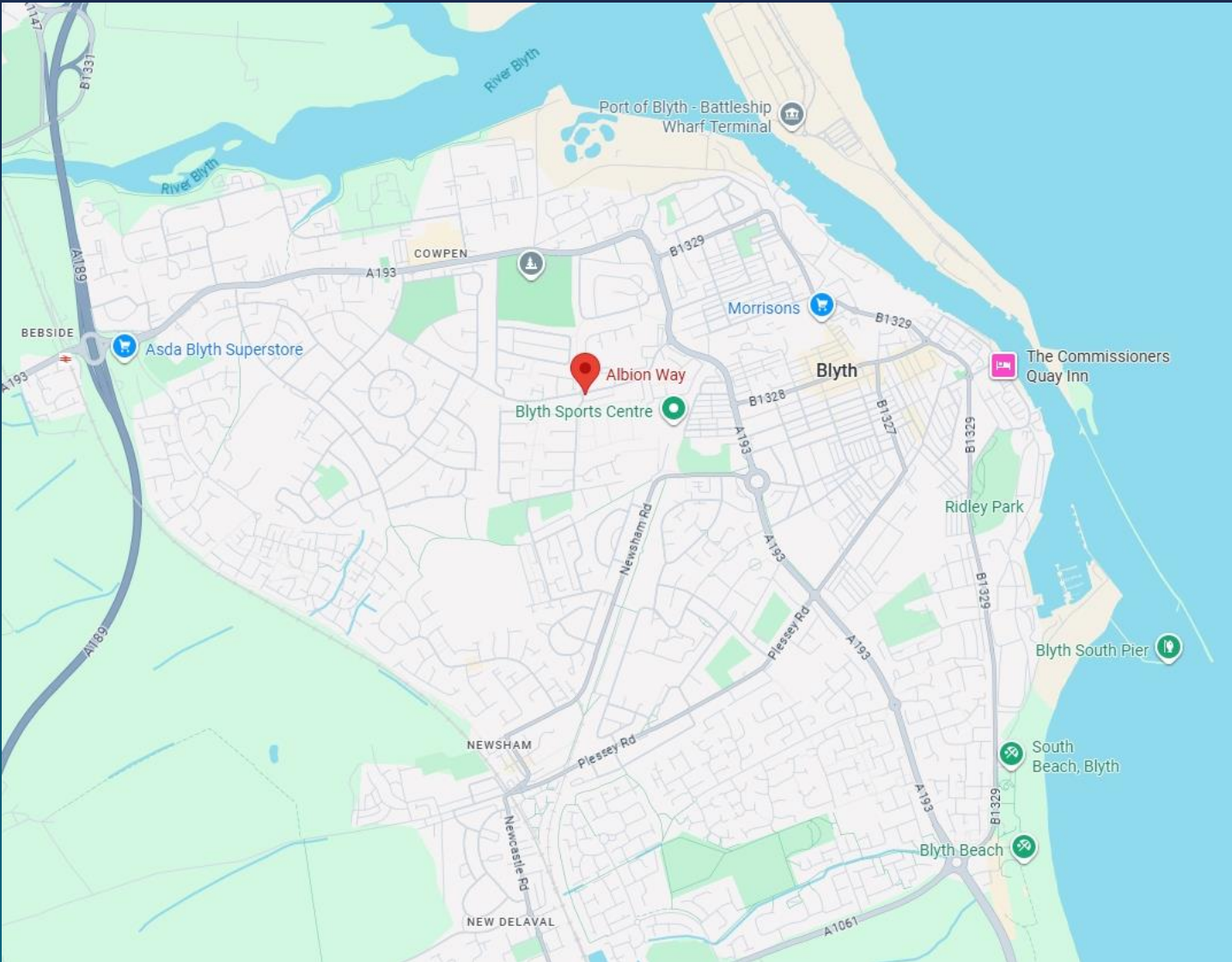


LOCATION

The units occupy a prominent position on Albion Way in Blyth, a busy town within Southeast Northumberland, approximately 13 miles north of Newcastle upon Tyne and 6 miles east of Cramlington.

The development is situated on the site of the former Golden Eagle public house, close to Blyth town centre and within easy reach of a range of local amenities and transport links. Albion Way forms part of a well-established commercial and residential area, benefitting from good levels of passing traffic and pedestrian footfall.

The scheme enjoys excellent visibility and accessibility, with convenient connections to the A193 and A189 providing direct routes to the wider Tyneside and Northumberland areas.





TERMS

The units are available by way of a new lease at a rent of £9,800 - £12,400 per annum, subject to terms.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis and where silent, offers will be deemed net of VAT.

EPC

The EPC rating of the units is to be confirmed

RATING ASSESSMENT

The rateable of the units are to be confirmed with the VOA.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall Alnwick.

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