

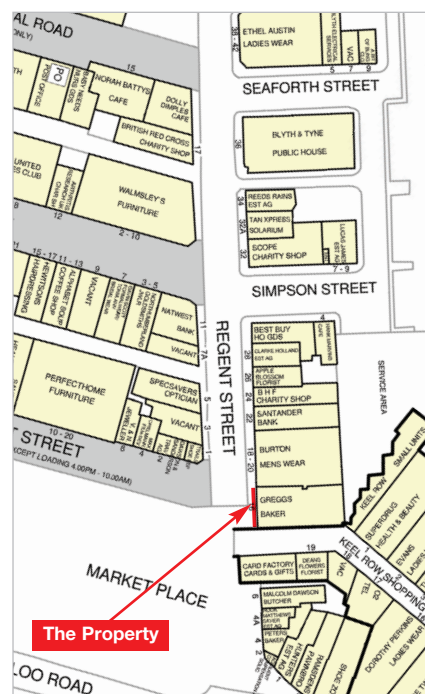
Blyth

16/16A Regent Street Northumberland NE24 1LP

- Freehold Shop Investment
- Shop let to Greggs plc
- Shop lease expires 2020
- Includes vacant possession of 114.5 sq m (1,233 sq ft) first floor offices
- Shop Rent Review 2015
- Total Current Rents Reserved

£47,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Blyth is located on the north-east coast of Northumberland just to the south of the River Blyth and has a population of approximately 36,000. The town lies approximately 15 miles north of Newcastle upon Tyne and 3 miles east of the A189.

The property is situated on the eastern side of the pedestrianised part of Regent Street adjacent to the entrance into the Keel Row Shopping Centre, where occupiers include New Look, Bon Marché, Superdrug, Dorothy Perkins and Store Twenty One. Other occupiers close by include Iceland, Boots, Burton, Halifax and Lloyds TSB.

Description

The property is arranged on ground and one upper floor to provide a prominent ground floor corner shop unit together with self-contained first floor offices above which are separately accessed off Regent Street.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Greggs plc (1)	Gross Frontage (including entrance to upper parts) Net Frontage 10.50 m (34' 5") Shop Depth 7.65 m (25' 2") Built Depth 13.25 m (43' 6") Ground Floor Sales 20.20 m (66' 3") Ground Floor Ancillary 84.70 sq m (912 sq ft) 77.36 sq m (833 sq ft)	15 years from 15/04/2005 Rent review every 5th year Effectively FR & I	£47,000 p.a.	Rent Review 2015
First	Vacant	First Floor Offices (2) 114.50 sq m (1,233 sq ft)			

(1) No of Branches: 1,500. Website Address: www.greggs.co.uk. For the year end 31/12/2011, Greggs plc reported a turnover of £701.088m, a pre-tax profit of £60.5m, shareholders' funds of £198.383m and a net worth of £198.094m. (Source: Riskdisk 05/11/2012)
(2) Not inspected by Alltop, areas taken from Valuation Office Agency Website (www.voa.gov.uk).

Total £47,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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