

Retail Opportunity available July 2024

REF; NE1999

Within Fat Butcher Site, Front Street, Bebside, Blyth NE24 4HW



- Ground Floor premises to let.
- GIA circa 1,525 sq.ft. (142 sq.m.).
- Car parking on site.
- Adjacent to new railway station.
- 1st Floor available separately.
- RENT £20,000 per annum.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
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Location

The premises form part of the Fat Butcher site on Front Street in Bebside, just off the A189 Spine Road at the main junction for Blyth. This is an extremely busy site and, in addition to the Fat Butcher tenant, there is Porkies Bar and a dog grooming parlour.

The immediate area comprises mainly residential housing but the Bebside Blyth railway station is under construction just along the road. This will form part of the Northumberland Line which is due to reopen in late 2024. Bebside Blyth will be a two platform station and will be supported by a 400 space car park together with new pedestrian and cycle access. Naturally it is anticipated that there will be significant increase in traffic and pedestrian flow in this part of Bebside.

Description

Completion of the build is expected by July 2024 with the ground floor completed to a shell specification. The first floor would be available by separate negotiation if required.

Accommodation

Gross Internal Area basis as follows:

Ground Floor

GIA Floor Area circa 1,850 sq.ft. (170 sq.m.).

External

Car Parking

EPC

Rating tbc.



Services

To be agreed.

Rates:

The premises are assessed as follows:
RATEABLE VALUE £tbc

Viewing

Strictly by appointment with this office.

Tenure

The ground floor is available by way of a new FRI lease at a rent of £20,000 per annum. Full terms to be agreed. Each party will be responsible for their own legal costs.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Tenant will be required to provide two forms of identification and proof of the source of income.



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