

Blaydon, Gateshead | NE21 5BT

## Blaydon Shopping Centre

# Retail Units To Let From 3,024 SQ FT



### AT A GLANCE



FOOTFALL

**2.5M**



UNITS

**37**



CAR PARK SPACES

**693**





UNIT	ACCOMMODATION	SIZE	RENT
21 - 22	Ground Floor First Floor	1,902 sq ft 1,122 sq ft	£40,000 pa exclusive

### Description

Blaydon Shopping Centre is located on the banks of the River Tyne approximately 5 miles west of Newcastle and 6 miles east of Gateshead and is anchored by a 70,000 sq ft Morrisons foodstore. Plentiful free car parking, on site bus stop and a direct link to the towns train station all drive consistently high footfall.

Shopper surveys have revealed the Centre's loyal, local shopping catchment with 60% of shoppers living within a 10 minute drive time and 90% of shoppers visiting at least once a week.

Blaydon benefits from seven local bus services to Newcastle, Hexham and a number of smaller local towns including Ryton and Dunston and is well connected by road due to its proximity to the A695.

### Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

### Service Charge

The service charge budget for the current year stands at approx £2.98 psf pa. A full service charge pack for each unit is available upon request.

### Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

### Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:  
[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

### VAT

All figures quoted are exclusive of VAT.

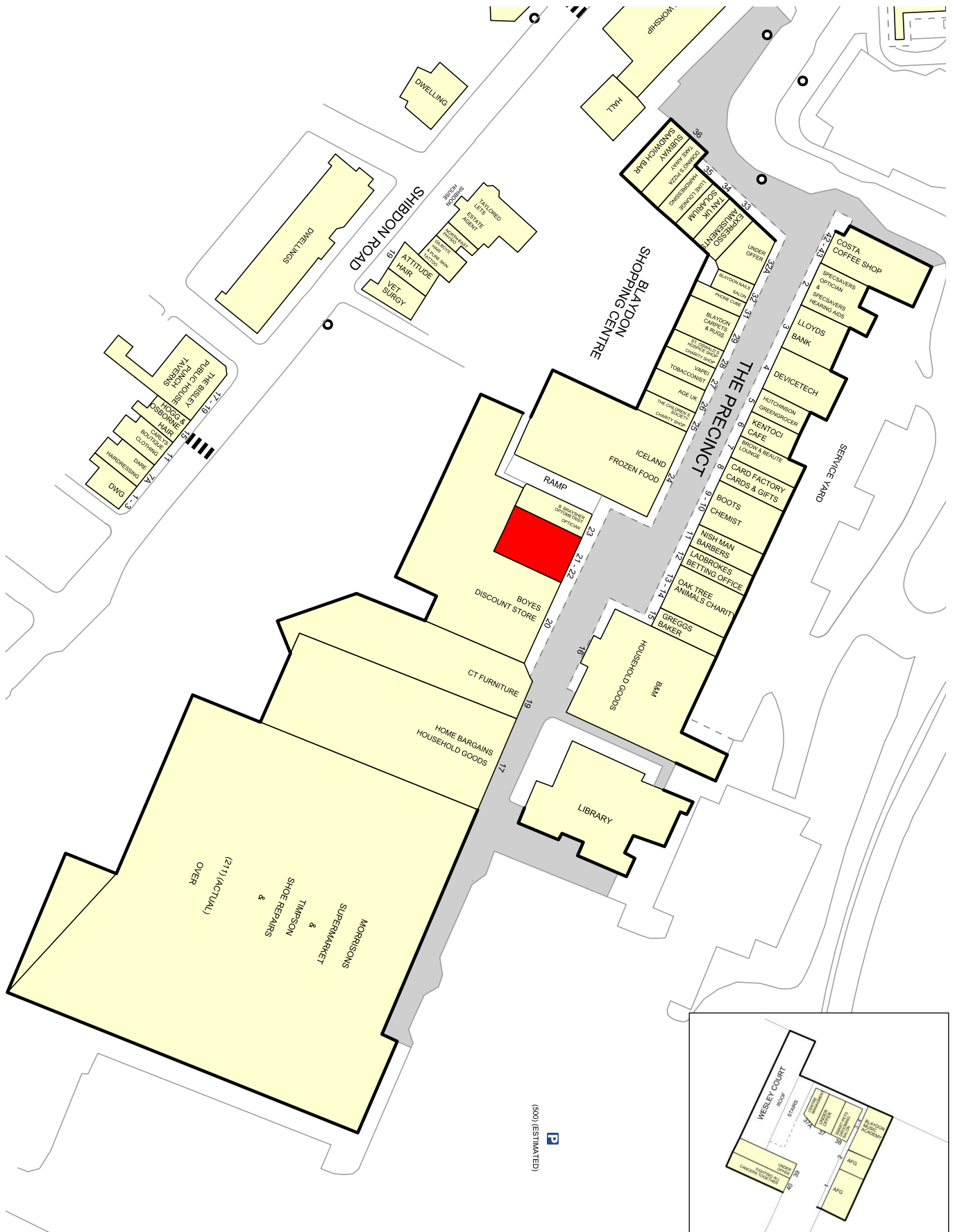
### Further Information

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