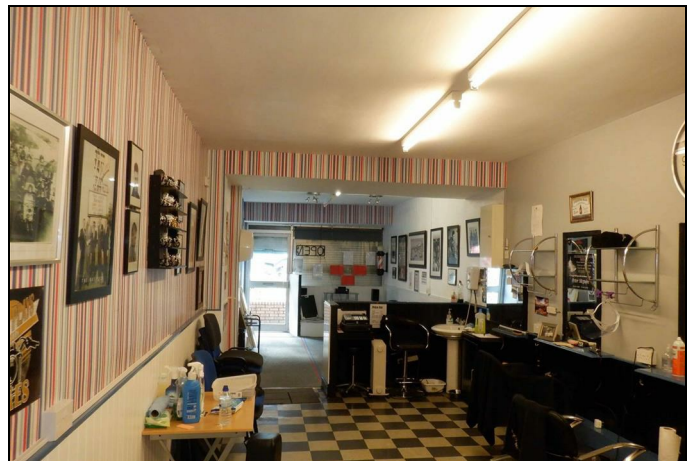


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

34 BOWES STREET BLYTH NORTHUMBERLAND NE24 1BE



- Retail area
- Town Centre Location

- WC
- Good Footfall

**£5,400 Per Annum**

# 34 BOWES STREET BLYTH NORTHUMBERLAND NE24 1BE

Ground floor retail premises, currently utilised until recently as a gentleman's hairdressers and barber shop, which has become available due to the bereavement of the previous tenant. The property is located in a central area of Blyth with good footfall and passing trade. The property is close to Morrisons supermarket and Blyth market place. The property is available by way of an annual licence and the prospect of a fully repairing Lease becoming available in due course.

## GROUND FLOOR:

### RETAIL AREA

*130'9"² or thereabouts (39.85m² or thereabouts)*

With kitchen area and WC off to the rear. There is a shared rear access area.

### SERVICES

Mains water, drainage and electricity.

### RATEABLE VALUE

£4066.00

### LEASE TERMS

By negotiation


### VIEWING

Strictly by appointment through our Commercial department (01670) 513533 - option 2.


### FLOORPLANS

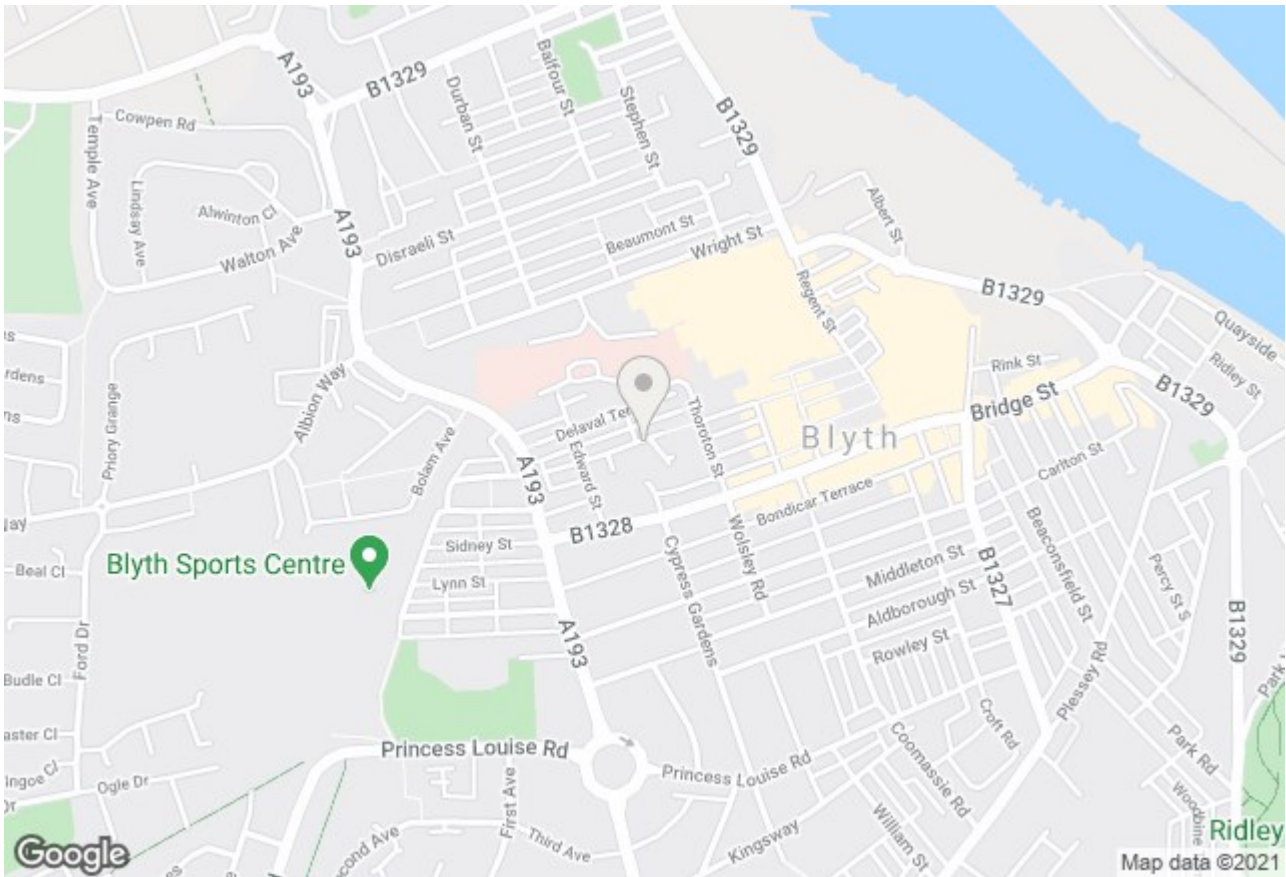


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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