



## Unit 1 Tundry Way, Blaydon-on-Tyne NE21 5SJ

- Single Storey Showroom / Office
- Convenient Links to A1
- Ample Free Parking
- Electric & Water Included in Rent
- Floor Area 66 sq. m. (710 sq. ft.)
- Suitable for a Variety of Uses stpp
- Flexible Lease Terms Available
- Small Business Rate Relief

**Rent £12,000 + vat per annum**

# COMMERCIAL

## Location

The unit is located on the corner of Tundry Way it forms part of a large retail park in Blaydon which is a very popular shopping destination offering a wide range of factory outlets. The business is situated close to the "Metro Centre" and has excellent access to the A1

## Description

The unit is a single storey building of brick construction and corrugated roof, it is fully double glazed and would suit a variety of uses subject to the correct use class.

## Floor Area

66 sq. m. (710 sq. ft.)

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£12,000 + vat per annum  
(Rent includes electric & water)

## Costs

The incoming tenant is responsible for costs relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £6,300

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Notice

The internal photos provided were prior to the current tenant, he is in the process of moving his fixtures and fitting, therefore we recommend a viewing to see current condition.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref:** I110 (Version 1)

**Prepared:** 07<sup>th</sup> October 2024

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573