

TO LET - PRIME RETAIL UNIT UNIT 1, PARK VIEW SHOPPING CENTRE WHITLEY BAY, NORTH TYNESIDE, NE26 1DG



LOCATION

Whitley Bay is a popular seaside commuter town, with a district population of 36,500 persons (Focus 2001), and a wider catchment of 200,000 persons. The town is situated approximately 10 miles east of Newcastle City Centre and is well linked via the Tyne Wear Metro and The Coast Road (A1058).

DESCRIPTION

Park View Shopping Centre is the prime shopping destination within Whitley Bay, linking Park View and Whitley Road. The scheme houses the town centres principal car park at roof top level with spaces for circa. 170 cars.

Retailers located within the scheme include **Sainsburys Local, Boots, Iceland, Superdrug, Costa, Select Ladieswear** and **Home Bargains**.

ACCOMMODATION

This prominent unit is the final remaining in the scheme and is located at the Park View entrance of the centre. The unit provides the following approximate floor areas:-

Ground Floor	168 sq m	1,809 sq ft
First Floor	74 sq m	794 sq ft

LEASE TERMS

The property is available at a rent of **£30,000 per annum** exclusive, on lease terms to be agreed.

SERVICE CHARGE

The current On Account Service Charge for 2016/17 is circa **£16,144 pa**



RATEABLE VALUE

According to the Valuation Office Website – <https://www.tax.service.gov.uk/business-rates-find/search>, the 2018 Draft Rating Assessment is as follows:-

Rateable Value £37,500

Rates Payable for year commencing 1 April 2018 £18,610

Interested parties should verify the accuracy of this information and the rates payable with North Tyneside Council, as this reduction is subject to transitional relief (Tel: 0191 643 2365).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating for the property is B (49).

VAT

All figures quoted in these particulars are exclusive of any VAT where chargeable.

VIEWING

Strictly by prior appointment through @retail:-

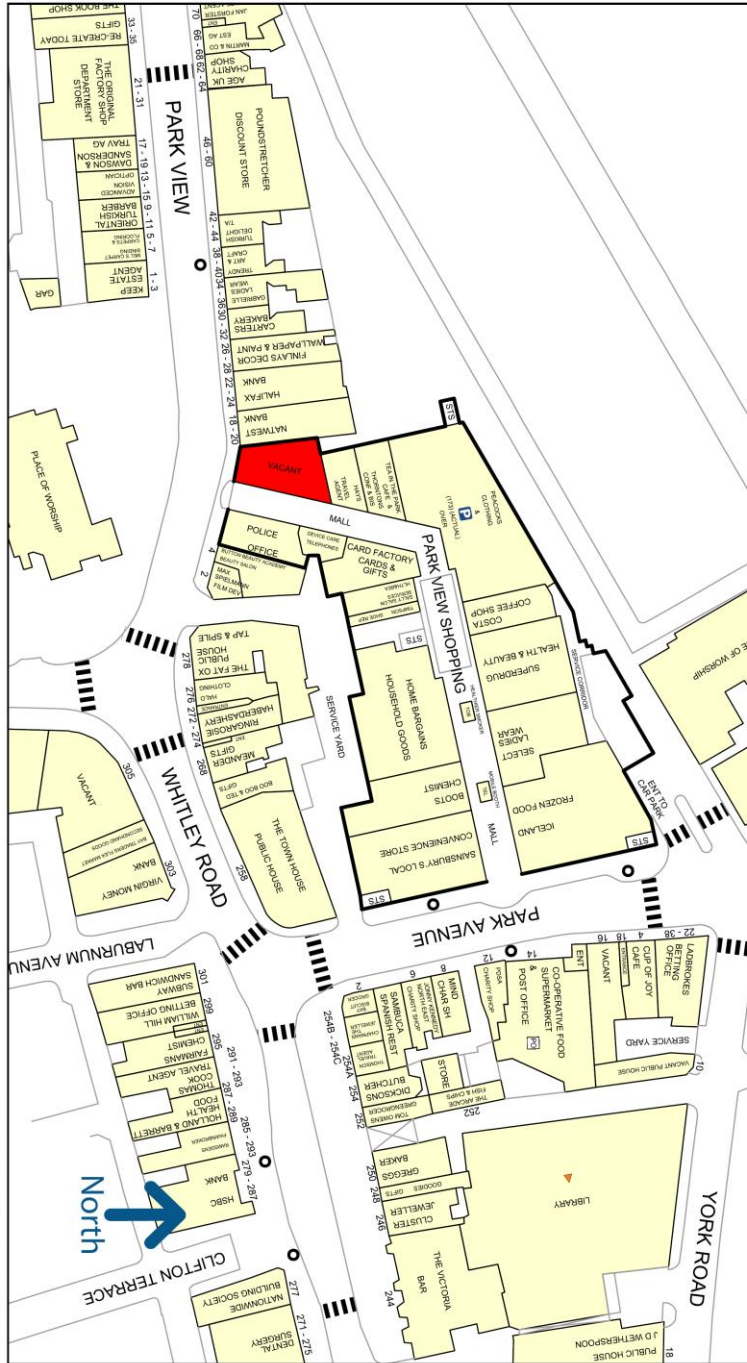
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Whitley Bay



50 metres



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