



82B Park View, WHITLEY BAY, NE26 2TH
£18,000 Per Annum

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- Premises totalling approx. 1,377 sq.ft (128 sq.m) over two floors.
- Suitable for a range of uses.
- Excellent location on a popular town centre high street.

LOCATION

Located on Park View within the centre of Whitley Bay, the property benefits from being on the main road through Whitley Bay and surrounded by long established businesses. Park View currently supports a wide range of businesses including artisan producers, fashion retailers, restaurants, micro pubs, and estate agents and is benefitting from the general resurgence of Whitley Bay.

DESCRIPTION

The premises comprise a two-storey, mid-terraced property currently trading as an estate agents office. The property has a large display shop frontage with central access door.

The ground floor comprises a spacious sales area together with a staffroom/kitchen to the rear. A feature staircase provides access to the first floor, which is generally open plan and also benefits from good natural light.

The premises would suit a wide range of potential uses and are available from the end of July

ACCOMODATION

Ground Floor Sales 521 sq.ft (48.4 sq.m)
Kitchen/Staff/Store 177 sq.ft (16.4 sqm)

First Floor 678 sq.ft (63.0 sq.m)

TOTAL (Approx) 1,377 sq.ft (128 sq.m)

LEASE

The premises are available on a new tenant full repairing and insuring lease for a term to be agreed at a rent of £18,000 per annum.

BUSINESS RATES

Rateable Value £11,000.

Small Business Rates Relief may be available to qualifying occupiers.

The above figure should be verified with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C. A full copy of the report is available upon request.

LEGAL COSTS

Each party will be responsible for their costs in the transaction/or pay landlord costs.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

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

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

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Home-buyer Survey and Valuation
Property Management
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