



Prime Retail Unit

1,376 Sq Ft (127.83 Sq M)

- Excellent location on a popular town centre high street.
- Suitable for a range of uses.
- Ground and first floor premises.
- Business Rates Free to qualifying tenants
- New lease

For further information please contact:

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TO LET

82 Park View, Whitley Bay, Tyne and Wear,
NE26 2TH

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.

Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	521	48.4
First Floor	678	62.99
Kitchen/Storage	177	16.44
Total	1,376	127.83

Terms

The premises is available on a new tenant full repairing and insuring lease for a term to be agreed.

Rent

£18,000 Per Annum

Building Insurance

There will be a building insurance premium payable. More information available upon request.

EPC

The premises has an EPC rating of C (65).

Rateable Value

The premises has a Rateable Value of £11,000.

Small Business Rates Relief may be available to qualifying occupiers, this should be verified with the Local Authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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