

# TO LET

## GROUND & FIRST FLOOR

82 & 82B PARK VIEW  
WHITLEY BAY  
TYNE AND WEAR  
NE26 2TH

Rod Bennett

Commercial Property Consultants

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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.**
- ❑ **Business Rates Free to qualifying tenants**

## 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

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)

## 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 RATING

EPC Rating: C

## VIEWING

Strictly by appointment with Rod Bennett, 07958-918143.

June 2025

THESE PARTICULARS ARE INTENDED AS A GUIDE AND DO NOT FORM PART OF A CONTRACT.