



Sanderson
Weatherall

TO LET - GROUND FLOOR HOT FOOD TAKEAWAY
12 EAST PARADE | WHITLEY BAY | NE26 1AP



Summary

- Ground Floor Hot Food Takeaway
- Size: 117.00 sq m (1,259 sq ft)
- Asking Rent: £25,000 per annum exclusive
- Subject to Contract

Description

The subject property accommodates a ground floor hot food takeaway premises which forms part of this 3 storey mid-terraced building with a recently converted upper floor for Air BnB use. The property previously traded as 'Pizza Cottage' and benefits from a 4am Hot Food licence which is very rare to obtain in the current market. The premises has been stripped back to shell specification ready for a new operators fit out works to commence so no equipment is available for immediate use.

The property also benefits from 2 car parking spaces to the front elevation which could also be utilised for external seating subject to any tenant obtaining an external licence from the Local Planning Authority (North Tyneside Council). There is also a rear exit which can accommodate delivery access if required.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales Area	43.00	463
GF Internal Storage	74.00	797
Total	117.00	1,259

Asking Rent

Rental offers in the region of £25,000 per annum (£481/pw) are invited with terms to be agreed, subject to contract.



Location

The subject opportunity offers a takeaway premises well located on East Parade in Whitley Bay, adjacent to the Royal Hotel and in close proximity to The Beach House, Takdir, Coast News and Fisherman's Bay in the ever popular seaside town of Whitley Bay.

The property is situated on East Parade, an area prominently positioned in relation to the ongoing and planned regeneration of this north east coastal town. East Parade offers picturesque sea views on the main coastal road from Tynemouth to Blyth and benefits from excellent traffic flow and high footfall levels, especially throughout the summer months from visitors/tourists to the area.

Planning

We understand that the property benefits from consent for its current use as a hot food takeaway (Sui Generis Use Class) under the Town & Country Planning Use Classes Order as amended 1 September 2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

We are informed that the property benefits from the following permitted trading hours:

- Sunday to Wednesday: 12 noon – 2am
- Thursday: 12 noon – 3am
- Friday & Saturday: 12 noon – 4am

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.



Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £12,250

Any ingoing tenant should qualify for Small Business Rates Relief (SBRR) with rates payable estimated at circa £510. We would, however, recommend that any interested party makes their own investigations regarding this matter by contact the Local Rating Authority, North Tyneside Council.

Energy Performance Certificate (EPC)

We understand that the property currently benefits from an Energy Asset Rating of Band E (123). A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction in connection with this property.

Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT
FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson
Weatherall**

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