

TO LET

9 MARINE AVENUE, WHITLEY BAY, NE26 1LY



- Prominent & Accessible Location in Whitley Bay.
- Fully Fitted Commercial Kitchen and Soft Play.
- Situated Near the Spanish City Development and the Playhouse.
- Pay & Display Public Parking adjacent.
- Nearby occupiers include **Co-operative**, **Premier Inn**, **Spanish City**, **Whitley Bay Play House**, **Beefeater**, **Di Meo's Italian**, **Highway 66** & more.

LOCATION / SITUATION

Whitley Bay is an affluent and popular seaside commuter town situated approximately 10 miles east of Newcastle City Centre, with a district population of ~ 36,600. The property is situated prominently towards the sea front on Marine Avenue with nearby occupiers including Co-op Food (occupy the ground floor), Premier Inn, Beefeater, Di Meo's, Highway 66, Relish & other local operators. Both Spanish City and Playhouse Whitley Bay are also less than 150m from the subject property and are significant attraction in the area.

ACCOMODATION

Arranged over First Floor with public parking provisions immediately adjacent. The premises contains a fully fitted commercial kitchen and soft play as well as a serviced lift.

| | | |
|------------------------------|--------------------|-----------------------|
| First Floor Trading | 171 m ² | 1,840 ft ² |
| Kitchen, Storage & Ancillary | 145 m ² | 1,562 ft ² |
| Basement Store | 56 m ² | 604 ft ² |

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£21,600 per annum** exclusive.

EPC

The property has a rating of C66. Full certificate available upon request.

BUSINESS RATES

| | |
|-------------------------|-----------|
| Rateable Value | £7,400 |
| 2024/2025 UBR | £0.499 |
| Estimated Rates Payable | £3,692.60 |

Given the Rateable Value is below £12,000, 100% rates relief discount could be available. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact:

Pete Townsend

E: Pete@atretail.co.uk

M: 07713 151 970

Oliver Sunderland

E: Oliver@atretail.co.uk

07943 836 058



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