

# to let



*The industrial property specialists*

## NO. 174 / 176 PARK VIEW WHITLEY BAY TYNE & EAR NE26 3QP



- GROUND FLOOR RETAIL UNIT WITH REAR SALES AND STORES
- LOCATED ON THE BUSY MAIN ROAD WITH GOOD PASSING TRAFFIC
- NIA: 85.35 M<sup>2</sup> (918 SQ FT)
- RENT: £16,000 PA EXC

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject premises is located on Park View, Whitley Bay.

Park View is a principal shopping street within the Town Centre and in recent years has seen strong development of an artisan culture, with a diverse range of retail, social and business occupiers taking advantage of its popularity and the general resurgence of Whitley Bay.

Whitley Bay is a popular residential area with easy access to Newcastle City centre and the neighbouring areas of Cullercoats and Tynemouth.

Extensive regeneration has occurred within the surrounding area particular the promenade and Spanish city.

Exact location shown on the attached plan.

## DESCRIPTION

The property offers a self-contained, end parade ground floor retail unit with return frontage onto Holly Avenue.

Internally the shop provides an open front sales area with pedestrian access direct onto Park View.

To the rear is a further sales / store area, with additional meter cupboard, kitchenette along with a single WC and wash basin.

To the side is a small yard with several outbuilding stores with gated access onto Holly Avenue.

Internally the property is fitted out to a basic standard with plaster painted walls with suspended ceiling, recessed lighting and vinyl flooring.

Formerly operated as a furniture, home accessories shop the accommodation could be used for a variety of uses.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (NIA):

Ground floor shop	42.75 m <sup>2</sup>
Rear sales /stores	42.60 m <sup>2</sup>

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<b>TOTAL (NIA)</b>	<b>85.35 M<sup>2</sup></b> <b>(918 SQ FT)</b>
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## SERVICES

It is understood the property benefits from mains gas, electric supply, water and mains drainage.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood from the VOA website the property will need to be re assessed upon occupation.

(All interested parties should contact the Local Authority to confirm these figures.)

## TENURE

The property is available on new FRI lease, for a term of years to be agreed.

## RENT

Our client is seeking a rent of £16,000 pa exc.

Incentives may be offered subject to lease term and covenant.

## RENT BOND

The landlord requires a 3 month rental bond, in addition to rent being paid 3 months in advance.

## ENERGY PERFORMANCE CERTIFICATE

D-84.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**June 2024**





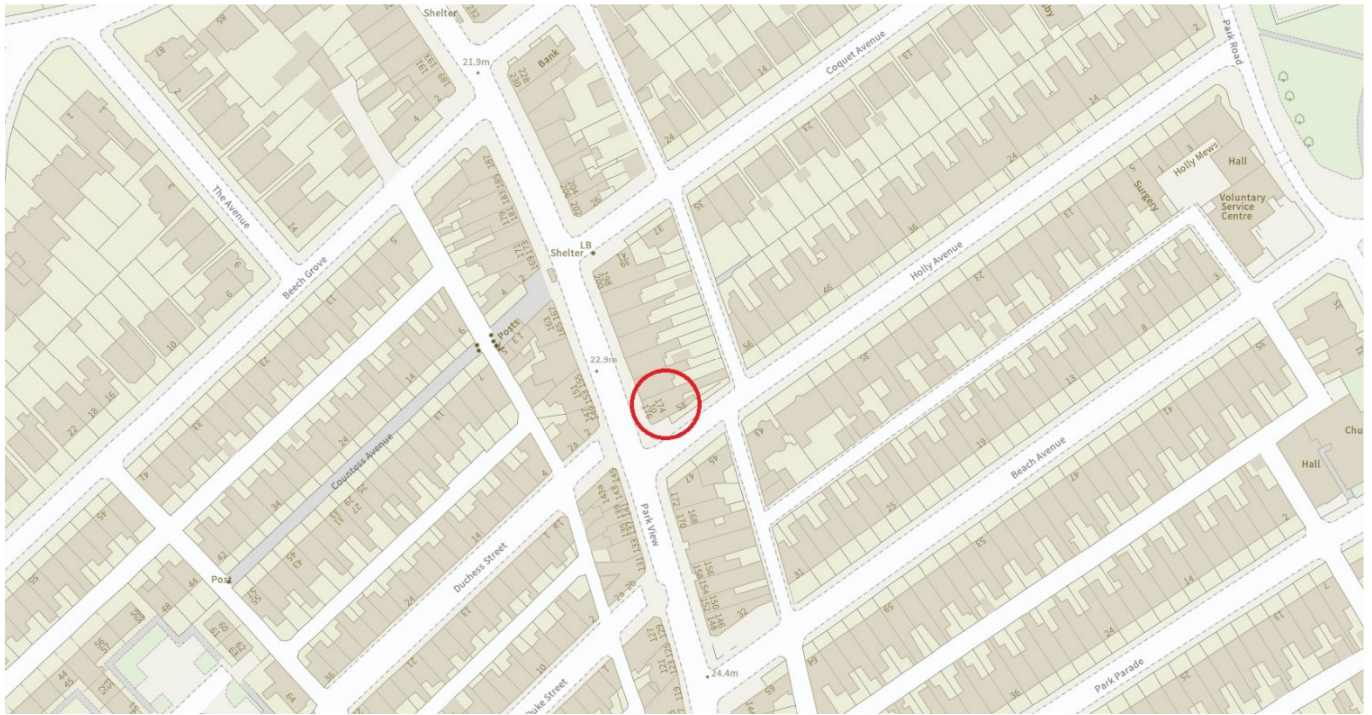


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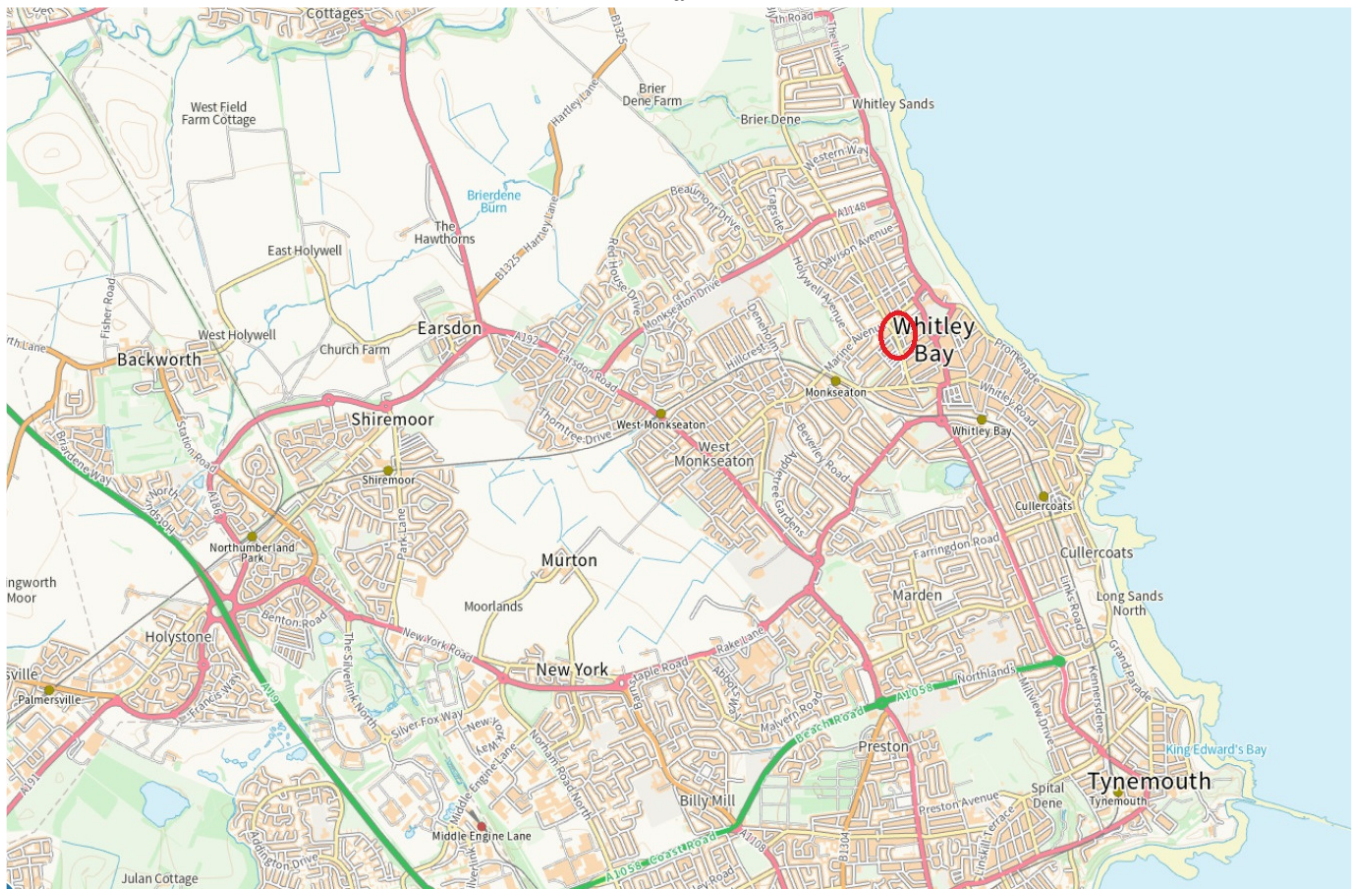
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