

# to let



The industrial property specialists

**\*DUE TO RELOCATION\***  
**NO. 63**  
**PARK VIEW**  
**WHITLEY BAY**  
**TYNE & WEAR**  
**NE26 3RL**



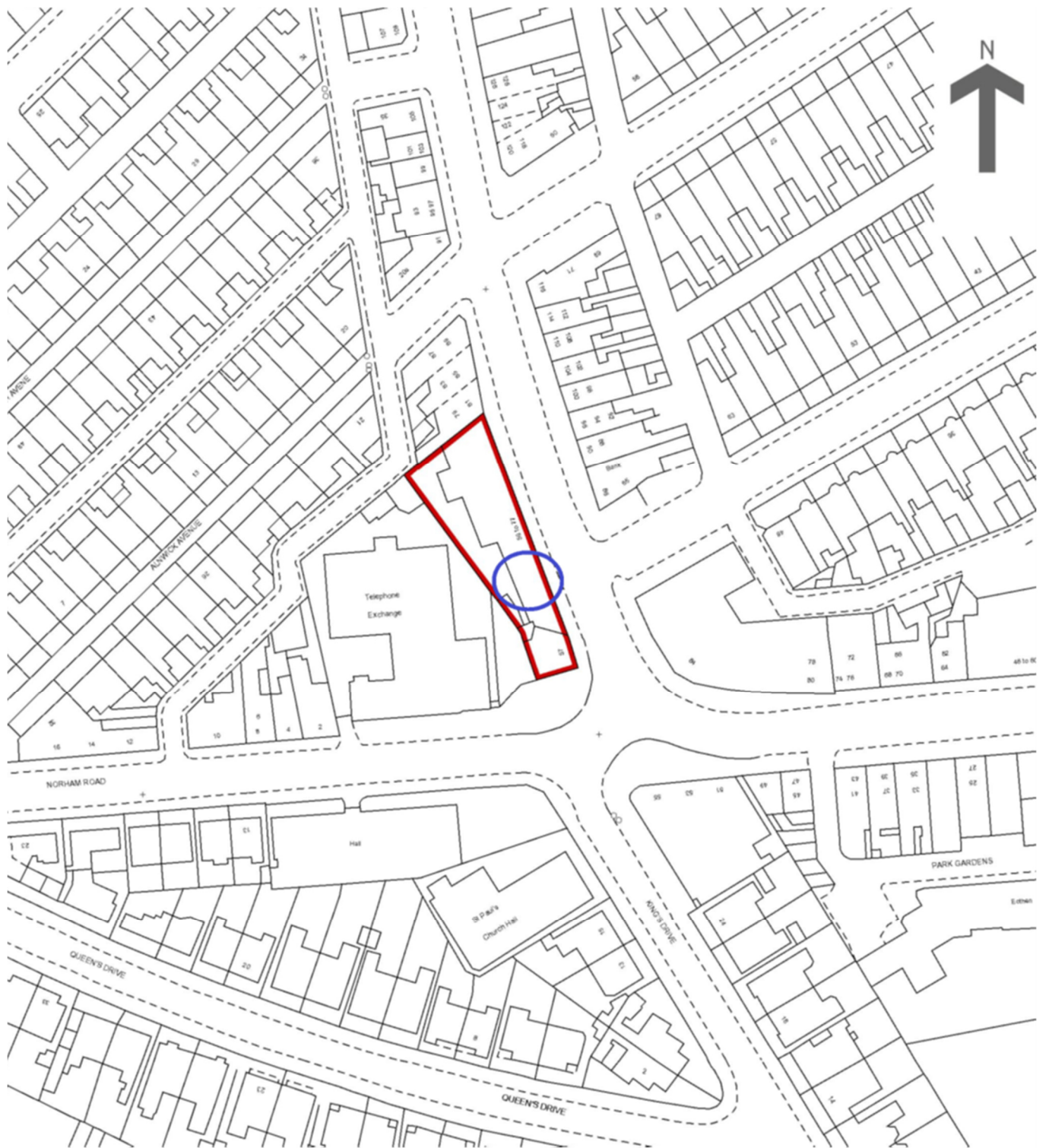
- GROUND FLOOR SELF-CONTAINED RETAIL UNIT
- NIA : 44.3 M<sup>2</sup> (476 SQ FT)
- BUSY MAIN ROAD, WITH EXCELLENT FRONTAGE & FOOTFALL
- CLOSE TO ALL LOCAL AMENITIES
- RENT - £13,000 PA EXC
- AVAILABLE JANUARY 2025

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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





## LOCATION

The property is prominently located on Park View, an established retail area within the heart of Whitley Bay.

This location benefits from a wide selection of traditional retail and service sector businesses.

The covered Park View Shopping Centre is approximately 200 metres to the east, offering national occupiers such as Boots, Sainsbury's, Iceland, Home Bargains and Superdrug.

The exact location is shown on the attached plans for identification.

## DESCRIPTION

The premises offer a prominent self-contained ground floor retail unit.

Internally the accommodation offers an open plan front sales area with WC facilities located to the rear.

Fitted out to a basic standard the unit provides a large glazed frontage onto Park View. Access to the shop is from a single door offering plaster / painted walls with suspended ceiling.

Currently used for the sale of dog supplies the accommodation could be used for a variety of uses, subject to permissions being granted.

## ACCOMMODATION

From onsite measurements, it's understood that the unit has the following NIA:

Sales / Showroom

44.3 m<sup>2</sup> (476 sq ft)

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<b>TOTAL (NIA)</b>	<b>44.30 M<sup>2</sup></b> <b>(476 SQ FT)</b>
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## SERVICES

We understand that main services are available including electric, water, gas and drainage.

All parties should make their own investigations.

## BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the unit has the following RV assessment:

**No. 63      RV £8,800**

All interested parties should make their own investigations as to the rating liability.

## TENURE

Leasehold

The unit is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rent in the region of £13,000 pa exc.

## RENT DEPOSIT

The landlord will require 3 month rent bond to be held for the duration of the lease.

## ENERGY PERFORMANCE CERTIFICATE

D-91.

Full details upon request.

## LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

## VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

## VIEWING

Strictly by prior arrangement only – further information available from sole agents Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

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

October 2024





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## Park View, Whitley Bay, Tyne and Wear NE26 3RL

### Map Information

Scale: 1:5592  
 Date:  
 Reference:  
 Order No: 2007623



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