

to let



The industrial property specialists

NO. 201 – 203 WHITLEY ROAD WHITLEY BAY TYNE AND WEAR NE26 2DR



- PROMINENT GROUND FLOOR BAR / RESTAURANT ACCOMMODATION
- FULLY FITTED OUT AND READY FOR IMMEDIATE OCCUPATION
- GROUND FLOOR - NIA: 181.48M² (1,953 SQ FT)
- RENT: £30,000 PA EXC. (PLUS PREMIUM – FULL DETAILS UPON REQUEST)

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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property
professionalism
worldwide

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

LOCATION

The property is located on the corner of Station Road and Whitley Road, Whitley Bay.

The location benefits from good passing pedestrian footfall and vehicular traffic.

The surrounding occupiers consist of a mixture of retail, leisure and residential.

The Whitley Bay Metro station is located circa 150m away with local buses also operating close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a prominent ground floor restaurant / bar / leisure facility, with a high volume of passing traffic.

Previously occupied and traded as Horticulture Bar / Restaurant, it is fully converted into an operational facility, ready for immediate occupation.

Internally, the property has been fitted out to good standard and currently offers an open layout of restaurant, bar, kitchen, stores and WC facilities, with a rear yard.

ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Restaurant / Bar / Kitchen / Stores

181.48 m²

TOTAL NIA

181.48 M²
(1,953 SQ FT)

SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and 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 Local Rating Authority website that the premises are assessed as follows:

RV £18,000

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

SERVICE CHARGE

It is understood there is a nominal service charge payable for the maintenance and upkeep of common areas.

TENURE

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

RENT BOND

The landlord will require a rent bond of 3 months to be held for duration of lease.

RENT

The landlord is seeking a market rent of £30,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

PREMIUM

The landlord is seeking a single premium payment (in addition to the rent) for the fixtures and fittings – Full details upon request.

ENERGY CERTIFICATE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

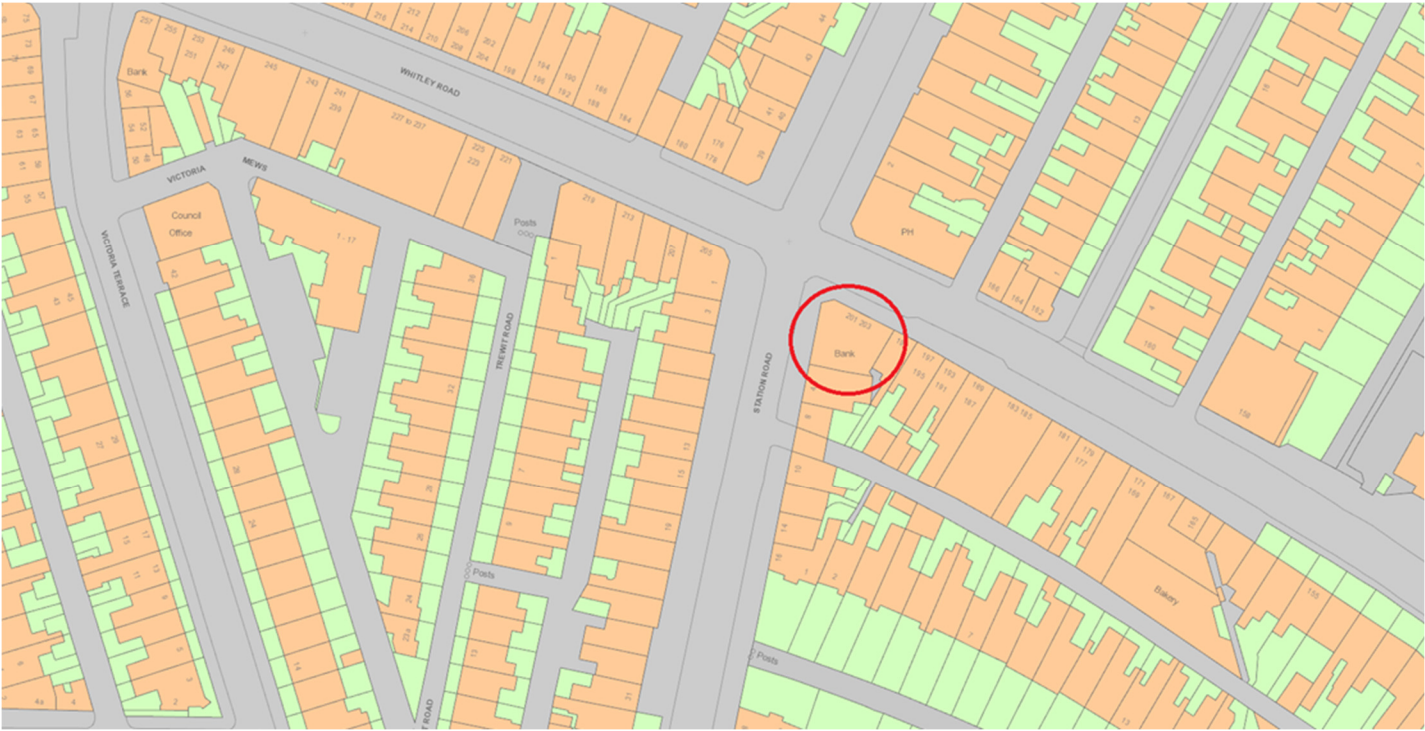
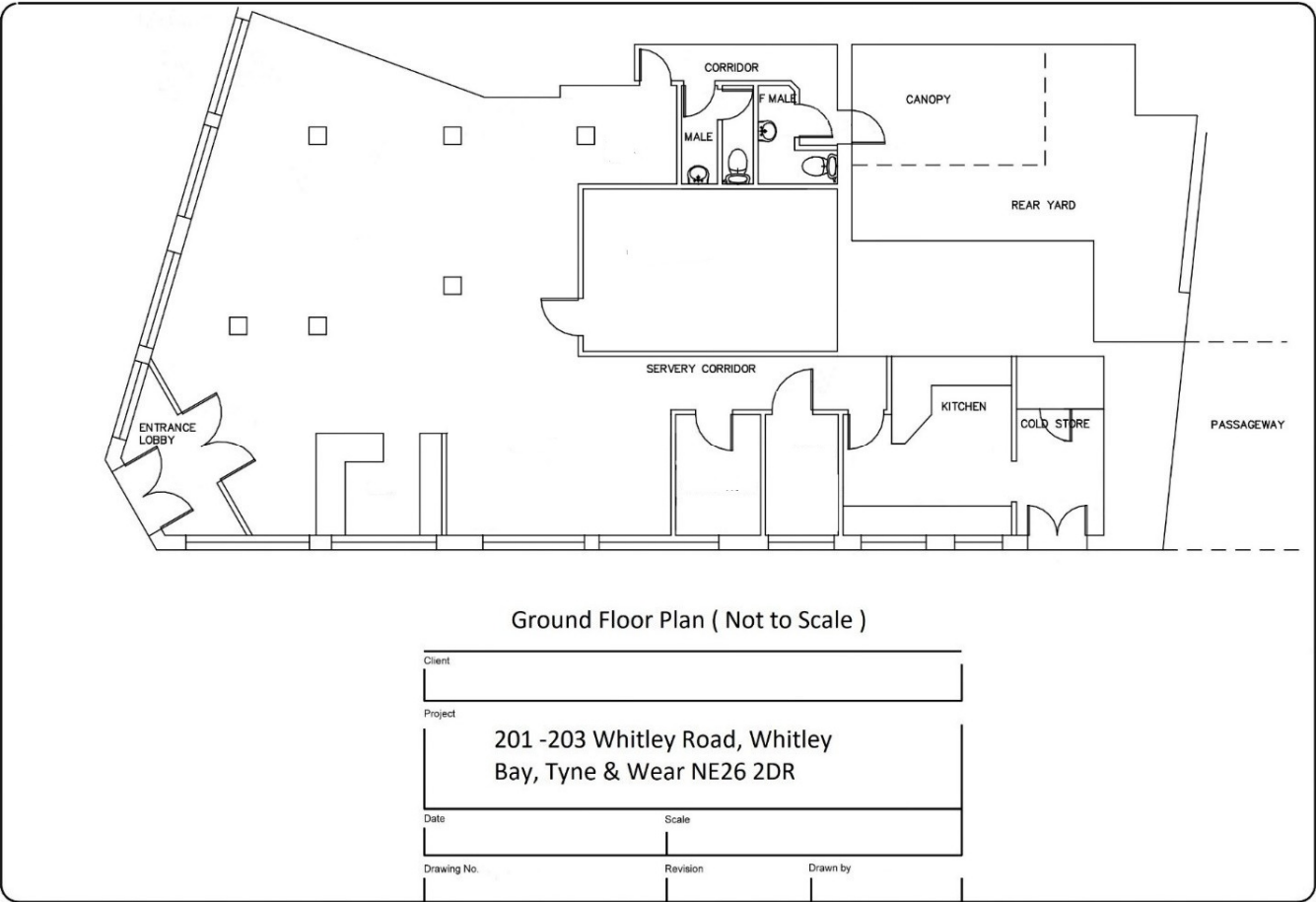
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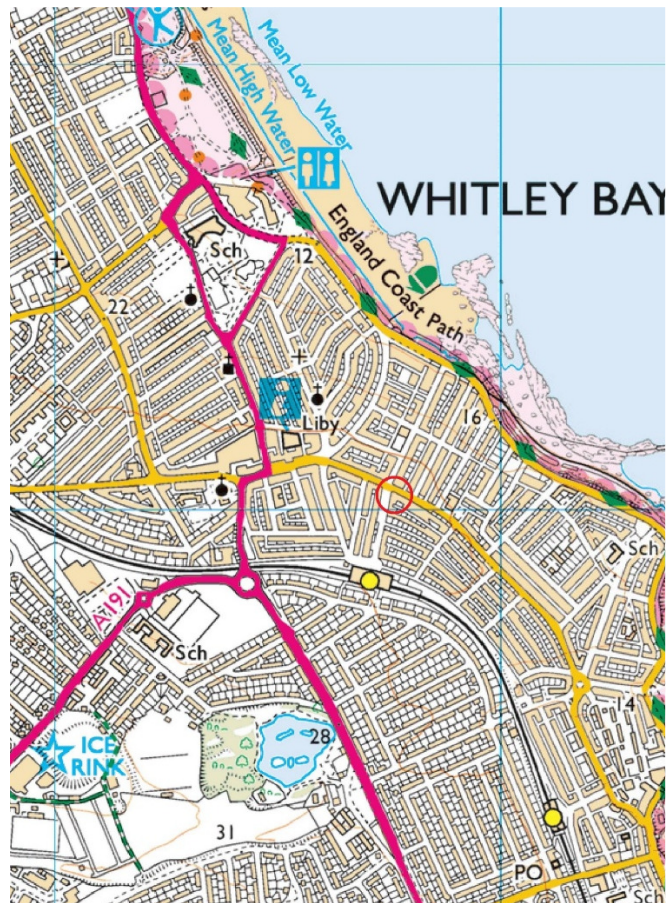
Email:

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April 2025

(Indicative layout)





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