

# to let

**NO. 9 SOUTH PARADE  
WHITLEY BAY  
TYNE & WEAR  
NE26 2RE**



- GROUND FLOOR RETAIL UNIT / STUDIO
- NIA - 43.87 M<sup>2</sup> (472 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £12,500 PA. EXC

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## LOCATION

The subject property is located on the corner of South Parade Road, Whitley Bay.

Located off the main high street it benefits from high pedestrian and vehicular footfall.

Whitley Bay is a seaside town and densely populated region of North Tyneside located on the north east coast, approximately 9 miles to the north east of Newcastle upon Tyne.

It is easily accessed by road from the city centre via the A1058 (Coast Road) with quick access to A1(M) and A19 via the Tyne Tunnel. It is also connected to the rapid Metro transport network with several stations within walking distance.

Whitley Bay is a popular tourist destination with an award-winning beach. North Tyneside Council were successful in their bid for £3.47m from the Heritage Lottery Fund to carry out major restoration of the iconic Spanish City and Promenade, which has now completed.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property offers self-contained ground floor retail unit with good frontage.

Formerly a Tattoo studio the property can be used for a variety of different uses, subject to planning permission.

The accommodation offers a main sales area with rear WC and welfare facilities.

The property benefits from automatic security roller shutters to all windows and doors.

## ACCOMMODATION

From onsite measurements the premises have the following NIA:

Retail Shop / Studio

**TOTAL NIA:** **43.87 M<sup>2</sup>**  
**(472 SQ FT)**

## SERVICES

The property benefits from all mains services, including electric, water and mains drainage.

It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.

## BUSINESS RATES

We understand from the VOA website that the current rating assessment is :

**RV £5,300**

(It is recommended that all interested parties contact the Local Authority to confirm these figures.)

## TENURE

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

## SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

Exact figures can be provided upon request.

## RENT

Our client is seeking a rental in the region of £12,500 p.a.

Incentives may be available subject covenant and lease term.

## RENT DEPOSIT

The landlord requires a 3 month rent deposit to be held for the duration of the lease.

**ENERGY PERFORMANCE CERTIFICATE**  
C-55

An EPC can be provided upon request.

## 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**

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**Email:**

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**March 2025**



F492 Printed by Ravensworth 01670 713330

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