

to let

NO. 4, STATION ROAD WHITLEY BAY TYNE AND WEAR NE26 2RA



- PROMINENT FIRST & SECOND FLOOR ACCOMMODATION, WITHIN AN ESTABLISHED LOCATION
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSIONS
- TOTAL GIA: 338.60 SQ M (3,645 SQ FT)
- RENT: £22,500 PA EXC.
- POPULAR AND BUSY LOCATION

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

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 selection of first and second floor accommodation within the popular 'Station Road' location of Whitley Bay.

Formerly used as the Yamaha Music School it has also previously operated as the former Social Club, but could be used for a variety of other uses, subject to planning permission.

Internally, the property provides a pedestrian access from Station Road via a reception and stairs leading to the first floor. The first-floor accommodation provides a selection of cellular rooms including a large hall, WC facilities and office accommodation. The second floor offers a mix of individual rooms with access from a central corridor.

Fitted out to a good standard the property could be converted and operated to other uses, if required.

Externally there is a small shared courtyard, leading to a rear service lane.

ACCOMMODATION

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

First and Second floor accommodation

338.60 sq m (3,645 sq ft)

TOTAL GIA **338.60 M²**
(3,645 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 £7,500

(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 rental bond of 3 months minimum term.

RENT

The landlord is seeking a market rent of £22,500 pa. exc.

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

ENERGY PERFORMANCE CERTIFICATE
E- 111.

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

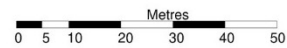
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

April 2023

**4, STATION ROAD, WHITLEY BAY, TYNE AND WEAR,
NE26 2RA**



Map Information

Scale: 1: 1250
Date: 09/03/2022
Reference: 201 -203 Whitley Road
Order No: 854033

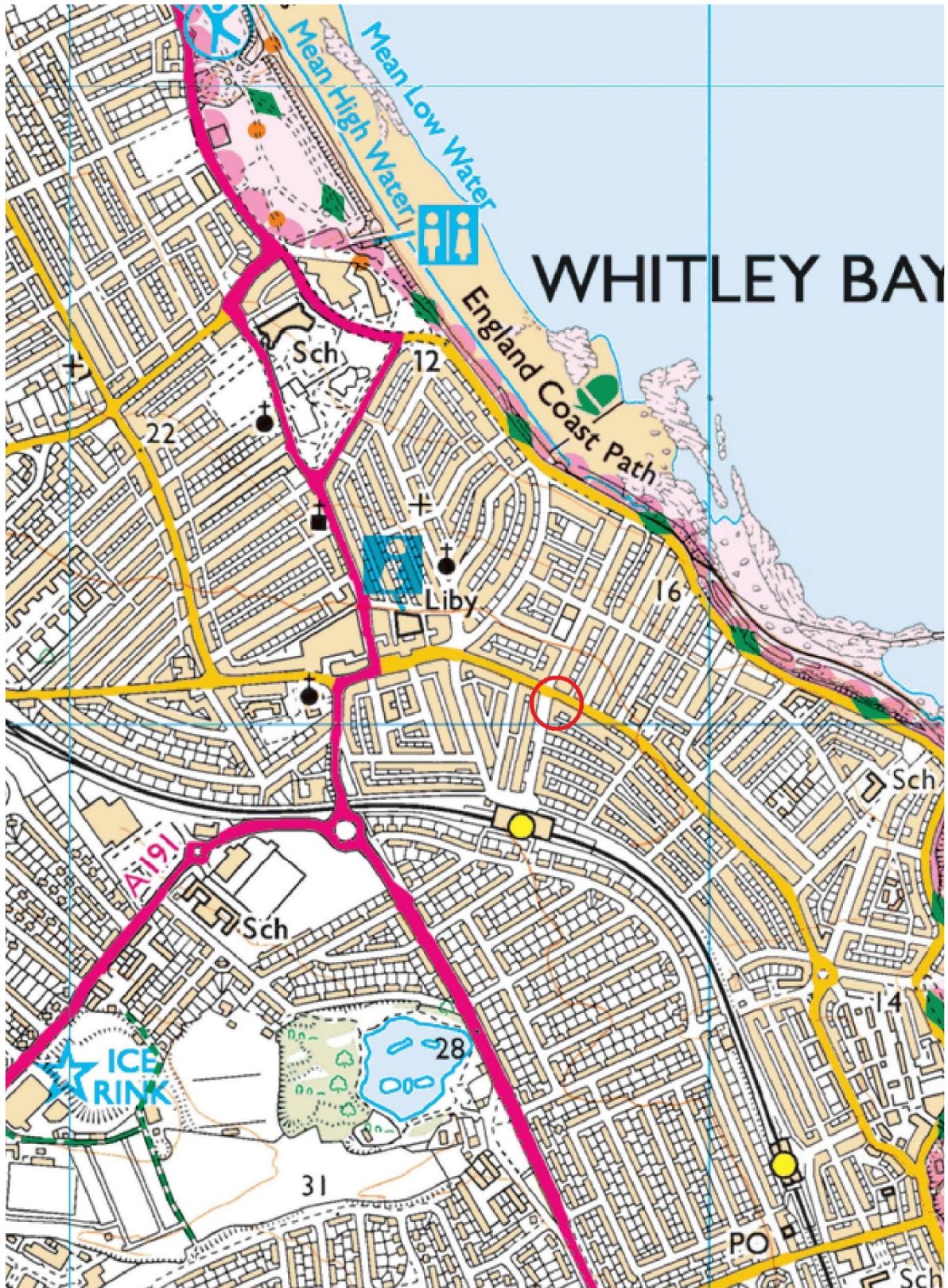


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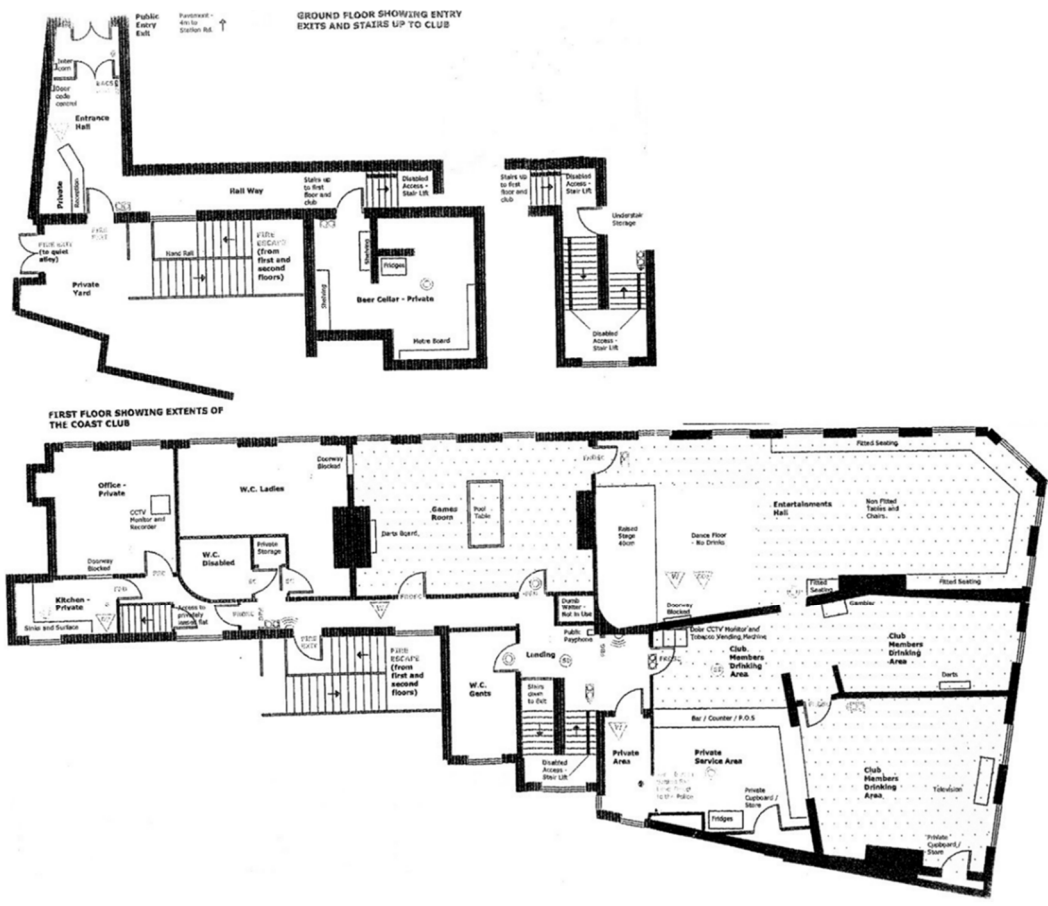


WHITLEY BAY

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