



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E
18 Park View, Whitley Bay, NE26 2TQ



**FOR
SALE**

Price: Offers in the region of **£175,000**

Total Floor Area

2,605 Sq ft / 242.03 Sq M

Viewing strictly through the sole agent.
Barker Proudlove
James Moss
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In partnership with:





Location:

The property is located in the popular coastal town of Whitely Bay approximately 10 miles north east of Newcastle and 4 miles east of the A19. The A19 provides direct access to the A1(M) approximately 10 miles to the north west and 15 miles to the south.

More specifically, the former bank is situated on Park View close to the entrance into the Park View shopping centre, which together with Whitley Road forms the prime retail pitch with a mix of national and local independent occupiers such as Halifax and YMCA.

Sale Price:

Offers in the region of £175,000

Tenure:

Freehold with vacant possession.

Accommodation:

The accommodation comprises ground and first floor accommodation with the former banking hall, rear office and strong rooms to the ground floor and W.Cs, office, store and staff room/kitchen to the first floor.

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	1,585	147.23
First Floor	1,020	94.80
Total	<u>2,605</u>	<u>242.03</u>

Business Rates:

The premises currently has a Rateable Value of £18,000. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - E.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

August 2023

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

