

## UNIT 2 THE ROYAL HOTEL, WHITLEY BAY

NE26 1AP



### KEY HIGHLIGHTS

- Ground floor unit within the newly refurbished Royal Hotel (44 rooms).
- Prominent seafront position in Whitley Bay.
- Local population of over 38,000, plus 6 million annual visitors to North Tyneside.
- Suitable for a variety of uses, subject to consents.
- Excellent transport links via Tyne & Wear Metro.
- Nearby Spanish City, St Marys Lighthouse, and Blue Flag Beach.

GROUND FLOOR

**232.25 sqm**

2,500 sq ft

RENT

**£40,000**

EPC RATING

**On application**

## LOCATION & SITUATION

The unit forms part of the Royal Hotel, a newly refurbished, 44-bedroom hotel occupying a prominent seafront position on the promenade at Whitley Bay, one of the North East's most popular seaside locations. The town benefits from excellent transport links via the Tyne & Wear Metro and is home to notable landmarks including the Spanish City and St Marys Lighthouse, together with a promenade of restaurants, bars and cafés. Whitley Bay has a strong resident population of over 38,000, and the wider North Tyneside area is a significant tourist destination, attracting 6 million visitors per year.

## ACCOMMODATION

Currently arranged over ground floor only, the unit has the following approximate floor area:

| FLOOR        | SQ M       | SQ FT       |
|--------------|------------|-------------|
| Ground Floor | 232.25 sqm | 2,500 sq ft |

## LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of £40,000 per annum exclusive.

## EPC

EPC available upon request.

## BUSINESS RATES

\*Business Rates are to be assessed upon occupation. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

## COSTS

Each party is to be responsible for their own legal costs incurred in this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the Purchaser / Tenant will be required to provide two forms of identification together with confirmation of the source of funding.

## VIEWING & ENQUIRIES

For enquiries, viewing, and general information, please contact @retail:

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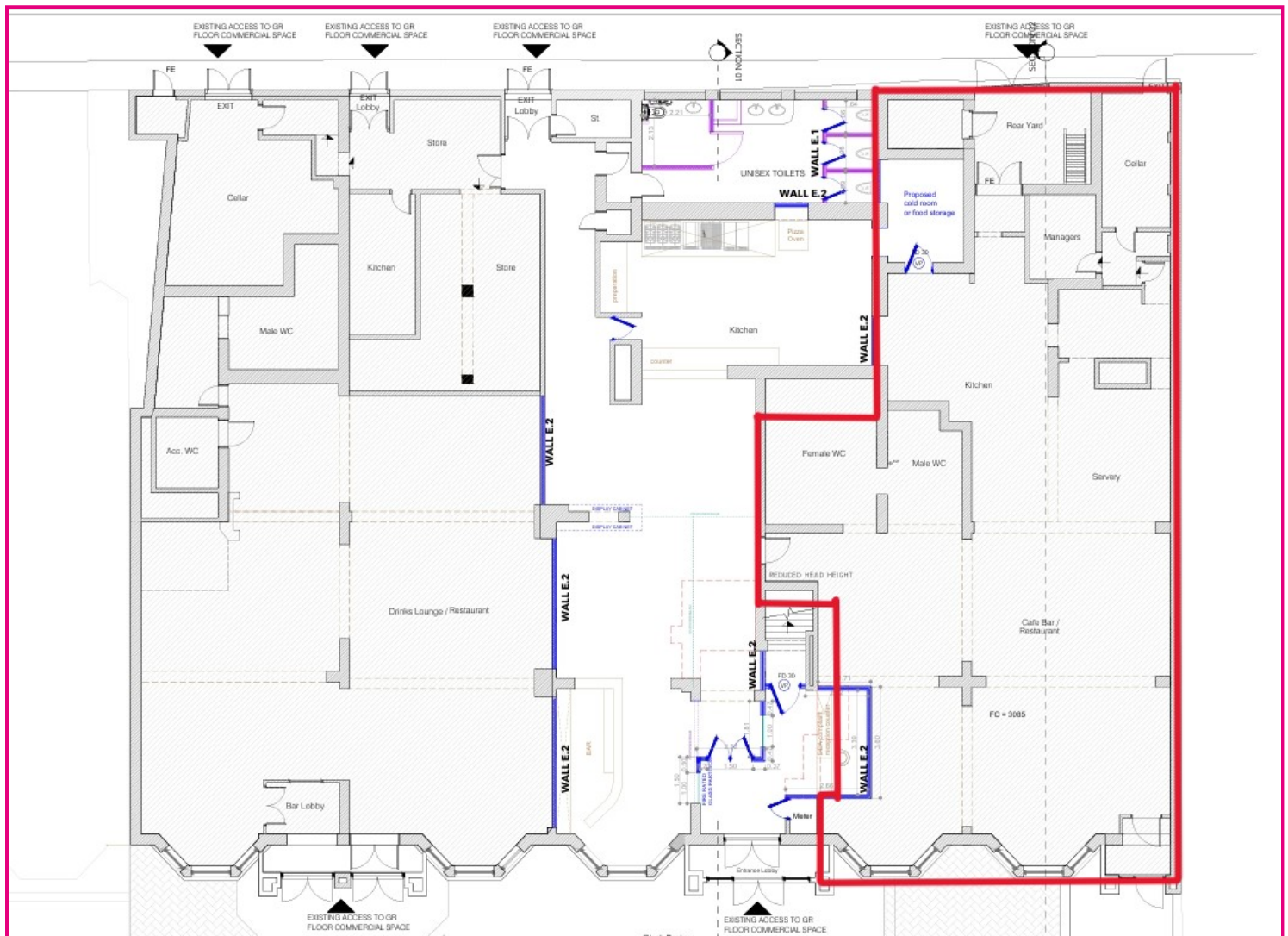
**W:** [atretail.co.uk](http://atretail.co.uk)

Strictly by prior appointment

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## Floor Plans

All plans are approximate and for indicative purposes only.



## Location Plan

Experian Goad Plan — for identification purposes only.

