

UNIT 1 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

283.52 sqm

3,052 sq ft

RENT

£45,000

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	283.52 sqm	3,052 sq ft

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of £45,000 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:

Oliver Sunderland

M: 07943 836 058

E: oliver@atretail.co.uk

W: atretail.co.uk

Ian Thurlbeck

M: 07515 831 417

E: iant@atretail.co.uk

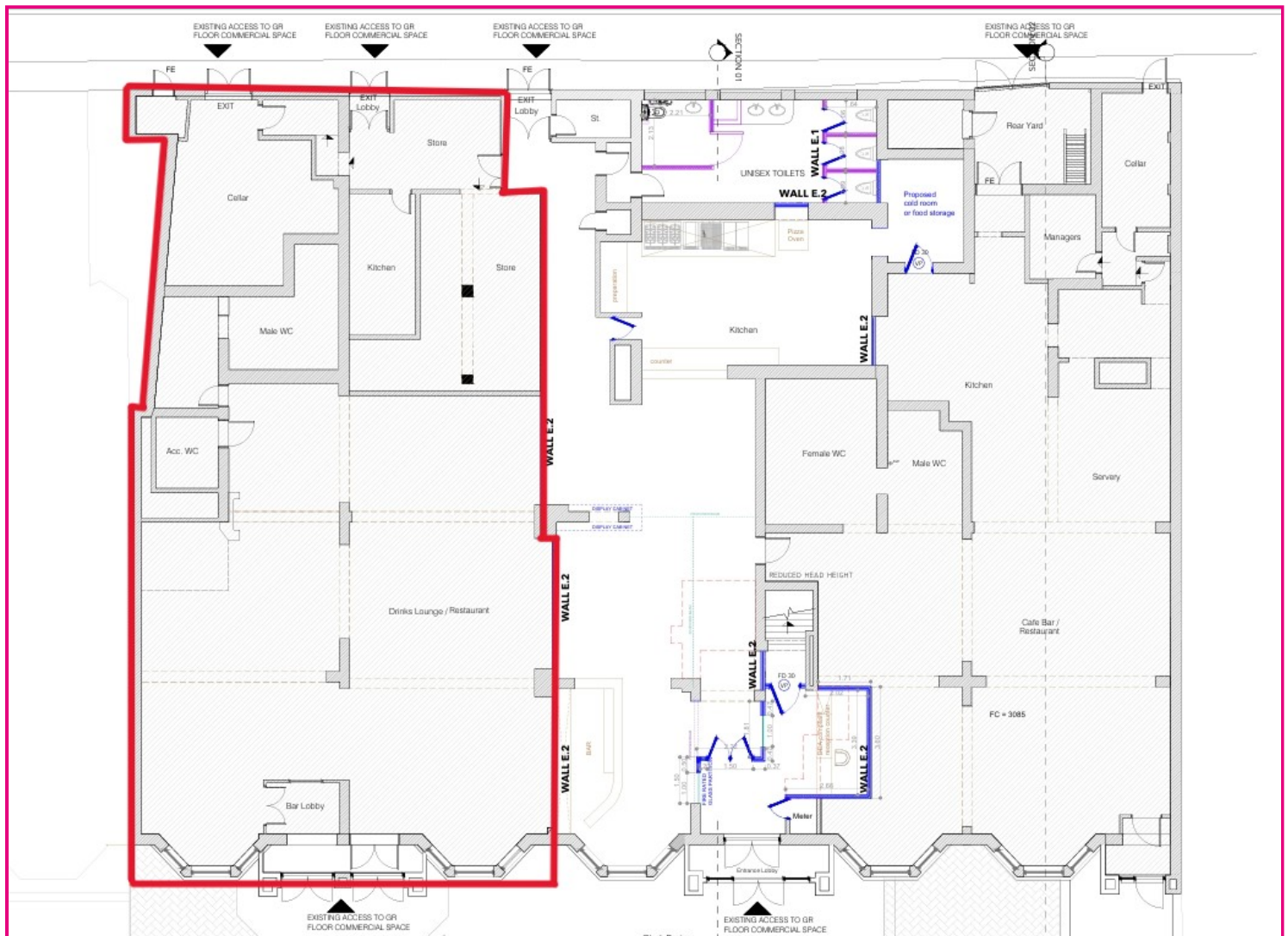
W: atretail.co.uk

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.

