



78 – 84 Park View, Whitley Bay, North Tyneside NE26 2TH

- Prominent Two Storey Property
- Prime Town Centre Location
- Excellent Passing Trade
- Additional Loft Space
- Retail Unit / Offices
- Floor Area 258 sq. m. (2,782 sq. ft.)
- Suitable for a Variety of Uses (STC)
- Service Charge Applicable

Rent: £22,000 per annum

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Location

Park View is a busy shopping parade located in the centre of the Coastal Town, Whitley Bay. It benefits from busy footfall and passing trade. The town itself is currently going through regeneration, being a popular North Tyneside Town, which will only increase the interest in the future. Densely populated and having a large variety of Independent and Specialist Outlets.

Description

We are delighted to offer to the rental market this substantial mid terrace two storey property with additional loft space. The property is well presented formally tenanted by an IT centre. The property would suit a variety of uses subject to correct use class.

Floor Area	Sq. ft.	Sq. m.
Ground Floor	1,716.09	159.43
First Floor	1,066.81	99.11
Total	2,782.90	258.54

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£22,000 per annum

Service Charge

The service charge last year was £1,850 per quarter, the landlord has indicated this will be reduced moving forward.

Rateable Value

The 2024 Rating List entry is Rateable Value £21,250

Costs

The ingoing tenant is responsible for the landlord's legal fees.

Viewing

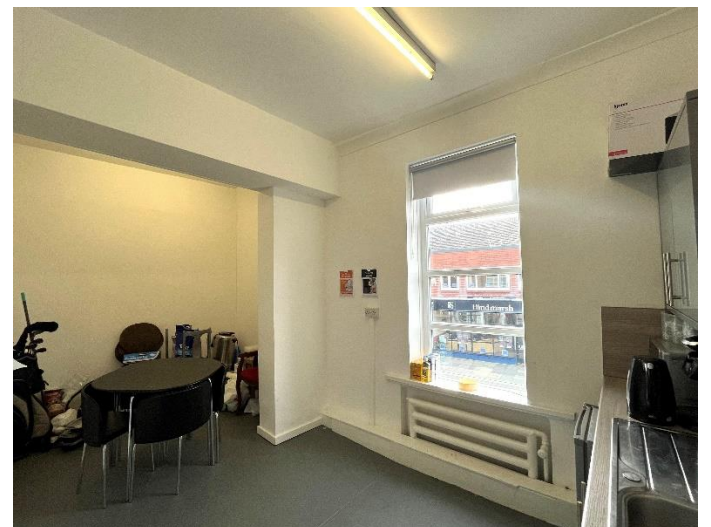
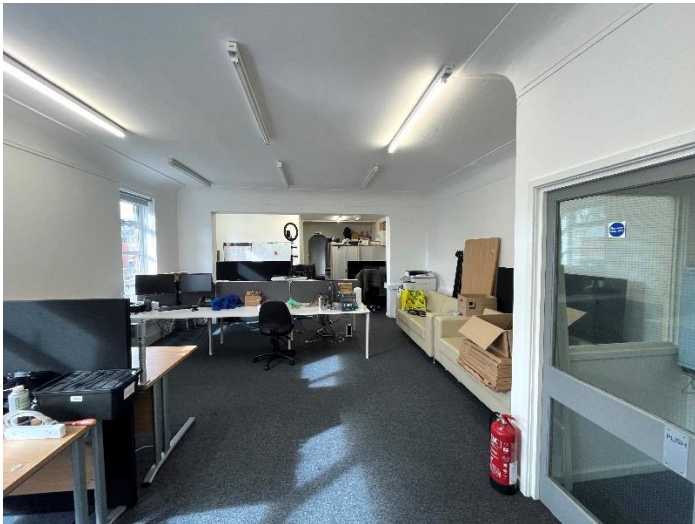
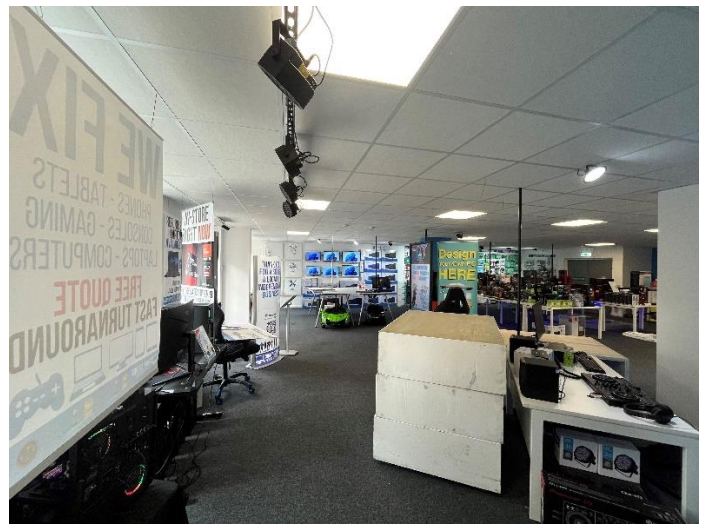
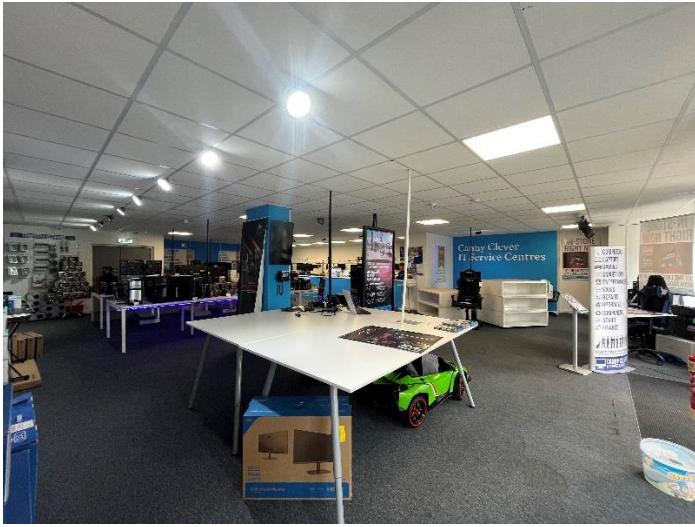
Strictly by appointment through this office.

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1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H980 (Version 1)

Prepared 28th March 2024



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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