



## 67 Victoria Terrace, Whitley Bay, North Tyneside NE26 2QN

- Charming Ground Floor Retail Unit
- Floor Area 70 sq. m. (753 sq. ft.)
- Former Antique Store
- Prominent Position with Excellent Passing Trade
- Suitable for a Variety of Uses (subject to planning permission)
- Presented to a High Standard
- Small Business Rate Relief

**Rent £12,000 per annum**

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## Location

The unit is located on Victoria Terrace towards the town centre end of the road, it therefore enjoys excellent footfall and passing trade. Other tenants are a mix of independent and national businesses including specialist retailers, Whitley Bay and the surrounding areas of Monkseaton, Cullercoats, and Tynemouth are densely populated and attract businesses from other parts of the region. There are excellent transport links including buses and the Tyne & Wear Metro at the end of the street.

## Description

We are delighted to offer to the rental market this ground floor retail unit, consisting a spacious and well-presented open-plan space, offering an ideal environment for various businesses. The focal point of the interior is a charming rustic brick fireplace with a wood-burning stove, adding a warm, welcoming atmosphere to the area and a crystal chandelier adding a touch of luxury and elegance to the space, complementing the rustic and modern elements of the unit. There is also luxury Camaro vinyl flooring, in a herringbone style, running throughout, creating an elegant and modern feel.

The unit also features a small kitchen area, perfect for staff use, and an office space to the rear for administrative tasks or storage. There are also well-decorated modern toilets available for convenience. The combination of rustic character with high-end finishes makes this retail unit a unique and desirable option for any business looking for a stylish and functional space.

## Services

The property is heated via portable electric heaters and the wood burning stove, there is also an electric water tank to heat the water in kitchen and W.C's.

## Floor Area

Area	Sq. m.	Sq. ft.
Retail Area	51.84	558.0
Kitchen	2.54	27.34
W.C	1.57	16.89
W.C	1.57	16.89
Office / Store	12.48	134.33
<b>Total</b>	<b>70.0</b>	<b>753.47</b>

## Viewing

Strictly by appointment through this office.

## Tenure

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

## Premium

The following fixtures and fittings are available with separate negotiation at a cost of £5,000. Large crystal chandelier, Polar fridge, Bosch fridge, wooden bar area, 3 X hanging spot lights, oak shelving and various other items.

## Rent

£12,000 per annum

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Rateable Value

The 2025 Rating List entry is Rateable Value £7,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Viewing

Strictly by appointment through this office

## Important Notice

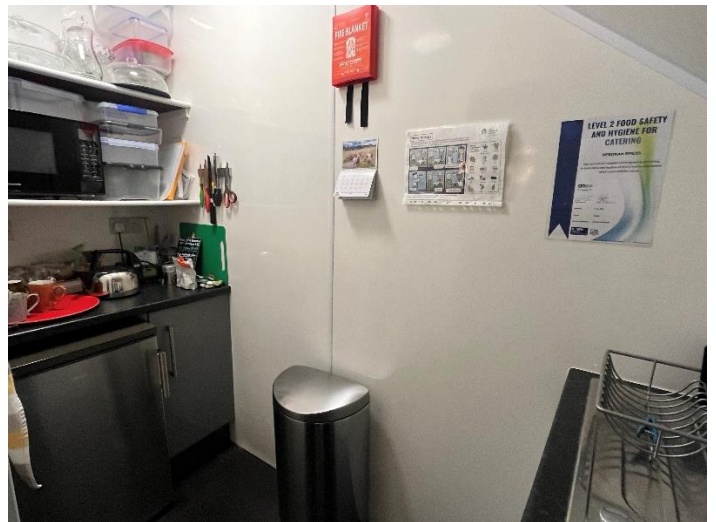
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