

TO LET

£170 PER WEEK



Prominent Whitley Road Position | Modern Ground Floor Commercial Space

£ 170 PER WEEK

214 Whitley Road, Whitley Bay, Tyne and Wear, NE26 2TA
OFFICE / RETAIL SPACE

Rent: £736.66 per month (£170 per week)

Property Size: Approx. 889.1sq ft (82.6 sqm) - spacious, adaptable footprint

Flexible uses: Retail, Food & Drink, Health & Beauty, Medical / Wellness, Office / Professional Services, Community / Educational, Childcare and Creative / Pop-Up (subject to consents)

Town Centre; Located in the heart of Whitley Bay town centre on busy Whitley Road, this prominent unit benefits from strong visibility and footfall. Nearby occupiers include Costa Coffee, Greggs, Iceland, and Sainsbury's Local, with Whitley Bay Metro Station and the seafront just a short walk away.

Transport & Parking: Well connected by public transport, the property is a short walk from Whitley Bay Metro Station and local bus stops. On-street and nearby public car parking provide convenient access for customers and staff.

Access: Direct access from Whitley Road via a glazed frontage, with additional rear access through the yard for loading or servicing.

Layout: The property comprises a ground floor retail unit with a spacious open-plan sales area fronting Whitley Road. To the rear, there is storage and office space, a kitchen, W.C. facilities, and rear yard access for loading or staff use.

Condition: The property is in a good, functional condition and has been primarily used for storage, offering a blank canvas for a variety of occupiers to adapt the space to their needs.

** Any retail or alternative use subject to planning and other statutory consents.*

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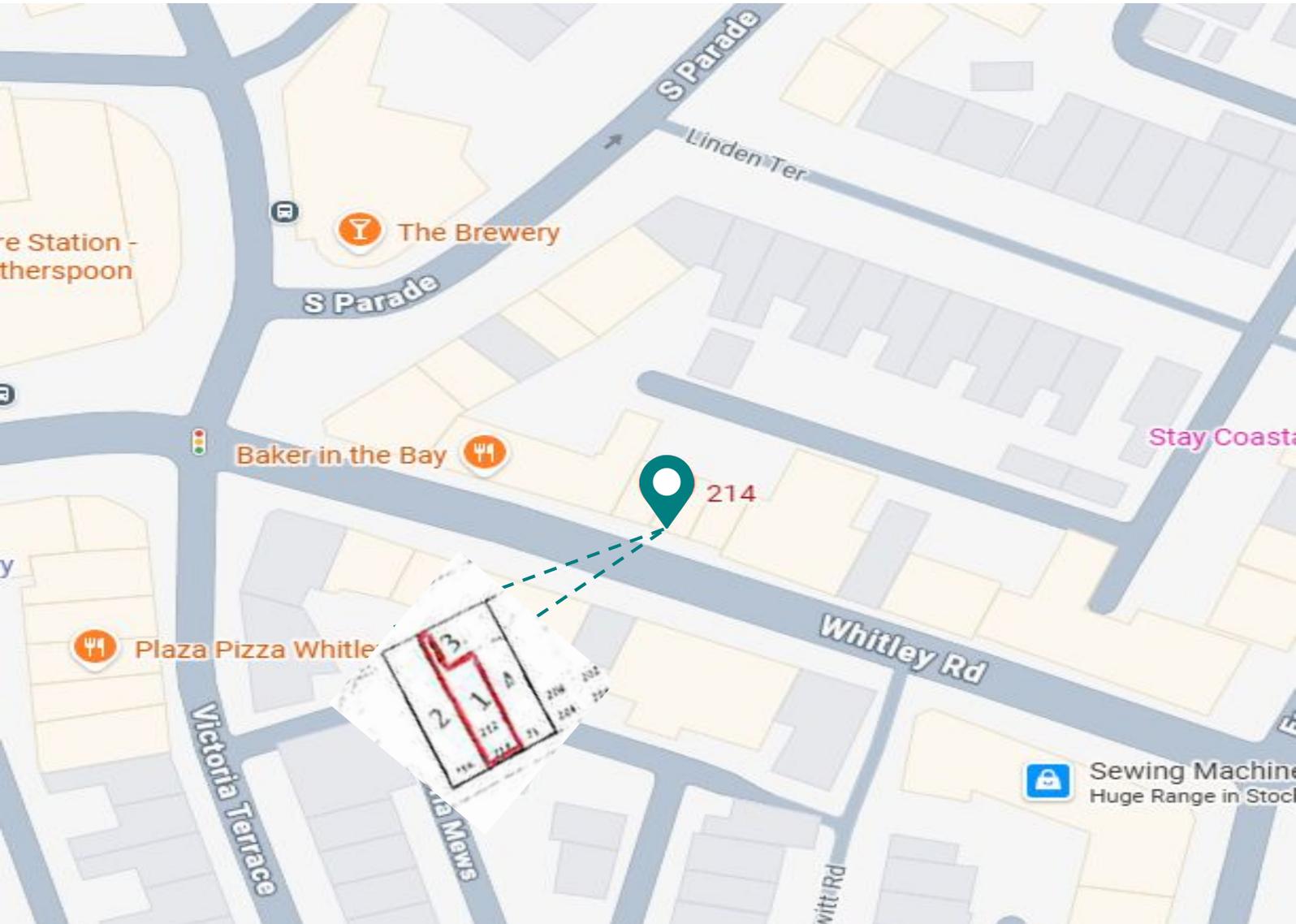
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Location

Located on busy Whitley Road in Whitley Bay town centre, the unit benefits from excellent visibility and strong passing footfall. The property sits within a vibrant retail and leisure area, making it ideal for attracting both local customers and visitors.

The location is well served by transport, with Whitley Bay Metro Station and regular bus routes providing easy links to Newcastle City Centre and surrounding areas. Nearby occupiers include Costa Coffee, Greggs, Iceland, and Sainsbury's Local, adding to the area's busy, well-connected trading environment.



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Description

A versatile town-centre commercial unit (approx. 889.1sq ft) designed to accommodate a wide range of occupiers:

- Spacious open-plan retail area, ideal for display, customer service, or flexible working
- Prominent glazed frontage providing excellent visibility and opportunities for signage
- Rear yard access offering practical loading, storage, or staff use
- Separate rear office, storage, and W.C. facilities for operational flexibility

Condition:

- Some light refurbishment or redecoration may be required, depending on the incoming tenant's operation and standards
- The flexible layout allows occupiers to tailor the space to their own brand and working style

- The landlord is open to reasonable tenant fit-out works under a licence-to-alter, giving new occupiers the ability to adapt the premises to suit their business requirements

Why it appeals to local/small businesses

Ideal for local and small businesses, the unit offers a prominent frontage, flexible layout, and rear yard access. Situated in a busy town-centre location with strong footfall, nearby amenities, and excellent transport links, it provides excellent visibility and trading potential.

The space lends itself perfectly to:

- Retail or service-led shop front
- Café or food & beverage use
- Health, wellness, or medical consultancy
- Office or professional services
- Community, educational, or creative hub (subject to consents)

Access & Parking

- The entrance is fitted with roller shutter for secure closure
- Shared serviced yard.
- Additional public parking and good bus links are available nearby

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground floor kitchen: 43.1 sqft (4.0 sqm)

Ground floor retail zone A: 301.4 sqft (28.0 sqm)

Ground floor retail zone B: 333.7 sqft (31.0 sqm)

Ground floor retail zone C: 140.1 sqft (13.0 sqm)

Ground floor internal storage: 71.0 sqft (6.6 sqm)

Total Area: 889.3 sqft (82.6 sqm)



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Planning/Use

This town-centre commercial unit offers versatile ground-floor retail space with additional rear storage, office, and W.C. facilities. Previously used mainly for storage, the unit is suitable for a wide range of business types.

The property is located within North Tyneside Council's area, and all planning applications and use class information can be accessed via their public planning portal, providing transparency for prospective tenants or buyers.

Situated in the heart of Whitley Bay, the location benefits from strong footfall, nearby amenities, and a mix of national and independent retailers. Its town-centre position makes it an attractive choice for businesses seeking local and visitor trade.

Lease Terms

- New Full Repairing & Insuring (FRI) lease, term by negotiation, with regular rent reviews
- Rent: £736.66 per month (£170 per week), exclusive
- Incentives may be considered subject to covenant, term and tenant works
- Deposit/guarantor may be required subject to references
- If applicable, service charge/insurance contributions: details on request
- Available for early occupation, subject to contract and agreed works

Business Rates

- Current assessment: Shop & Premises: £2,340
- Occupiers may be eligible for Small Business Rate Relief (potentially up to 100% in some cases)
- All parties should verify their liability with North Tyneside Metropolitan Borough Council

Services & Compliance

- Mains services understood to be available (interested parties to satisfy themselves as to presence/capacity and compliance for their intended use)

Legal Costs

- Each party to bear their own legal costs
- The ingoing tenant to be responsible for the landlord's reasonable legal costs in the grant of the lease

VAT

- All figures quoted are exclusive of VAT.

Viewing

By appointment only via sole agents Thrower Stone Group.

Subject to Contract.

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