

291-293 WHITLEY ROAD, WHITLEY BAY, NE26 2SN

PRIME SHOP UNIT

TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is located within the popular coastal town of Whitley Bay, 8 miles north east of Newcastle Upon Tyne city centre, 10 miles north of Sunderland and 27 miles south of Alnwick.

Situated on the southside of the popular shopping parade of Whitley Road, the property benefits from excellent footfall and passing trade.

The area is home to a number of national, regional and local occupiers including Holland and Barrett, Ramsdens, Greggs, Betfred and Nationwide. The shop is located in the best trading position in Whitley Bay town centre.

DESCRIPTION

The property is a three-storey mid terraced property providing ground floor retail accommodation, basement storage and staff facilities. The upper floors is residential use are separately owned.

The property comprises a ground floor retail unit within a three storey mid terrace building. The property comprises ground floor sales, basement storage and staff facilities.

Occupied for a number of years by Thomas Cook and most recently Mama Roux Records, the property is suitable for a variety of uses including general retail, professional services and office use subject to the necessary planning and consents.

ACCOMMODATION

The property provides the following approximate accommodation:

Net Internal Width:	6.42 m (21 ft 1 inch)
Shop Depth:	13.33 m (43 ft 9 inches)
Built Depth:	18.78 m (61 ft 7 inches)
Ground Floor:	88.17 sq m (950 sq ft)
Basement:	63.37 sq m (682 sq ft)

PROPOSED TERMS

The premises are available to let by way of a new lease in multiples of 3 or 5 years at an initial rental of £12,000 per annum.

The lease will be drawn on effectively full repairing and insuring terms via a service charge. The tenant will also be responsible for a reasonable proportion of the insurance premium.

VAT

The property is not elected for VAT.

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RATING ASSESSMENT

The premises has a current Rateable Value of £15,000. This will increase to £16,500 from 1st April 2026. Interested parties should enquire with North Tyneside Council as to the precise rates payable.

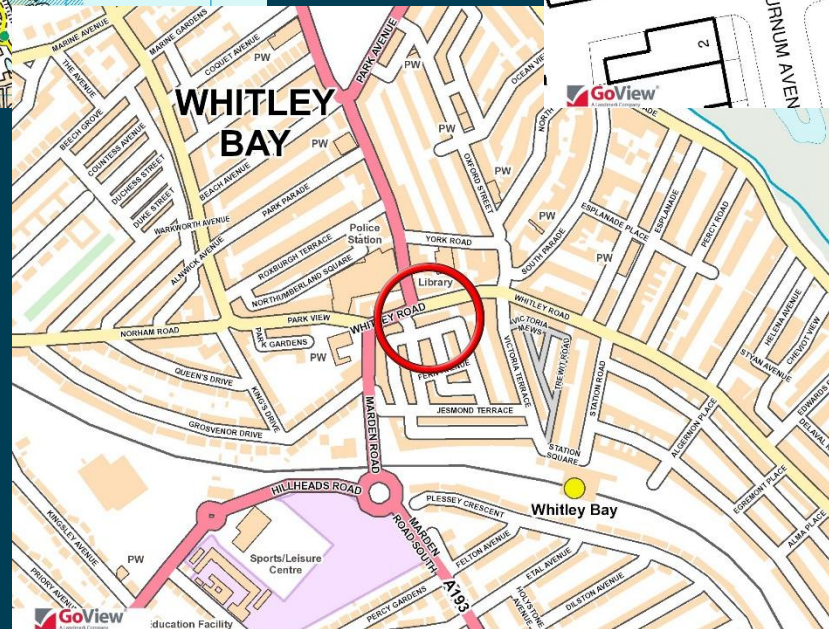
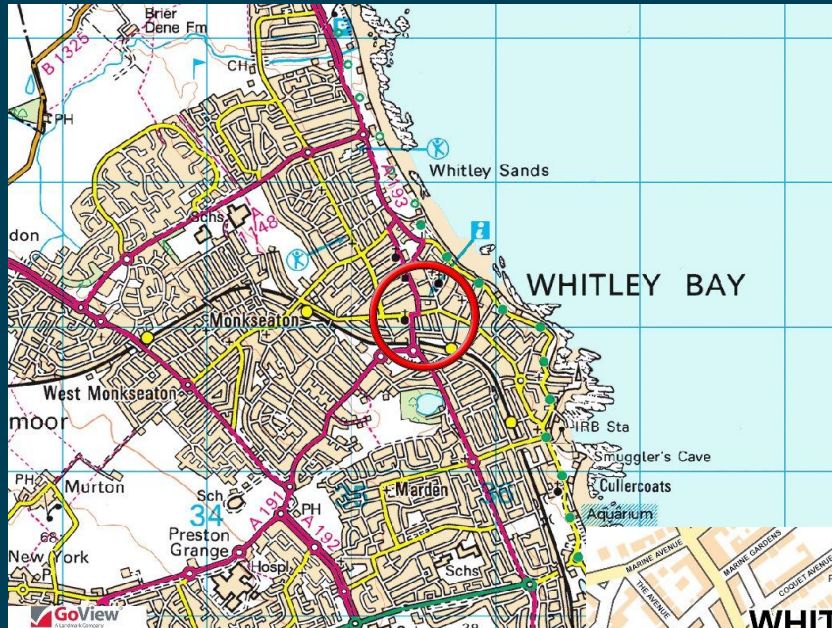
VIEWING

Viewings can be arranged through our office.

Please contact Jack Robinson on 01642 713303 or via email – admin@thomas-Stevenson.co.uk

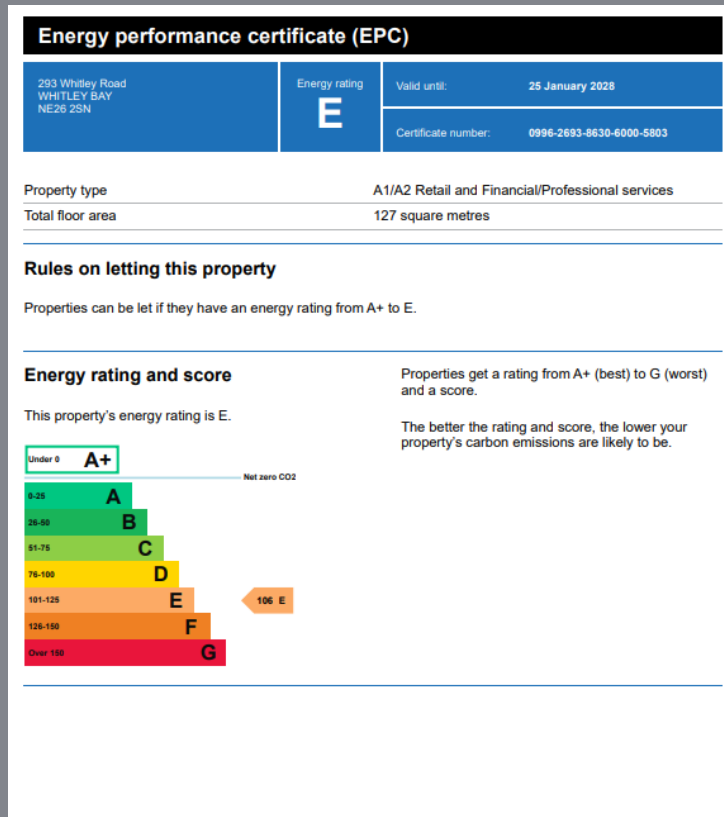
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