

to let



The industrial property specialists



102 WHITLEY ROAD, WHITLEY BAY, TYNE & WEAR NE26 2NE

- **PROMINENT RETAIL UNIT WITHIN AN ESTABLISHED LOCATION**
- **CLOSE TO THE CENTRE OF WHITLEY BAY**
- **NIA : 37 SQM (401 SQFT)**
- **RENT: £7,500 PA**
- **MAY SELL FREEHOLD**

LOCATION

Whitley Bay is a popular seaside commuter town situated approximately 10 miles east of Newcastle City Centre.

The property has main road frontage onto Whitley Road, the main arterial route leading into Whitley Bay from the south. The property forms part of a small parade of retail units serving the local area as well as offering a good level of passing trade.

The exact location is shown on the attached plan.

DESCRIPTION

The accommodation comprises a front retail sales area and a rear store/kitchen. Externally there is a shared yard to the rear. The property was fitted out and used previously as a sandwich shop.

The property could be used for a variety of uses, subject to planning.

ACCOMMODATION

From onsite measurements the premises provide the following NIA :

TOTAL (NIA) 37 M² (401 SQ FT)

SERVICES

We understand that all mains services apart from mains gas are connected to the property.

(All interested parties should satisfy themselves with the local service providers).

PLANNING

We understand that the premises have planning permission for use as a Retail Unit as designated under Class A1 of the Town and Country (Use Classes) Order 1987 (as amended)

TERMS

The property is available by way of a new FRI lease for a minimum lease term of 3 years.

RENT

Our Client is seeking offers in the region of £7,500 per annum exc.

PRICE

A freehold sale may be considered seeking offers over £80,000 (subject to contract).

RATING LIABILITY

The property is assessed for business rates with a Rateable Value of £2,275.

(All interested parties should satisfy themselves with the local Rating Authority).

ENERGY PERFORMANCE CERTIFICATE

EPC upon request.

COSTS

The incoming Tenant will be responsible for the Landlord's reasonable legal fees involved with the preparation of the lease.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain and & Partners, contact:

James E F Pain

Tel: 07841 871710

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September 2016



Map Information

Scale 1:7492
Date: 19/09/16
Reference
Order No: 1735997

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FIND
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