

TO LET

Office Premises

2nd Floor
1 Station Road
Whitley Bay
NE26 2QY



- A prominent location on the corner of Whitley Road and Station Road in Whitley Bay town centre.
- Second Floor office space of approximately 422 sq ft.
- Neighbouring office occupiers include Steel & Varley Opticians and Hunter North Recruitment Consultants.
- Nearby retail occupiers include Pizza Hut, Carphone Warehouse and Boots among others.

LOCATION

Whitley Bay is a seaside town and densely populated region of North Tyneside located on the north east coast approximately 9 miles to the north east of Newcastle upon Tyne. It is easily accessed by road from the city centre via the A1058 (Coast Road). The A1(M) and A19 are also easily accessed via the Tyne Tunnel.

The Tyne & Wear Metro line runs through Whitley Bay with the closest station to the building being Whitley Bay (approximately 0.25 miles away). A metro journey to Newcastle city centre takes around 25 to 30 minutes.

SITUATION

The property is situated within Whitley Bay town centre in a prominent corner position at the intersection of Whitley Road and Station Road. Whitley Road comprises a long stretch of retail units and neighbouring occupiers including Salvation Army, Carphone Warehouse, Pizza Hut, Scope, Boots amongst other national and local occupiers. Neighbouring office occupiers also include Steel & Varley Opticians, Hunter North Recruitment Consultants

DESCRIPTION

The space available comprises part of the second floor with independent access from Station Road. The offices are well appointed with carpeted flooring and suspending ceiling grid as well as double glazed windows.

ACCOMMODATION

Second Floor Office 39.24 sq m (422.38 sq ft)

TERMS

Available on a new lease for a term of years to be agreed at a commencing rent of £5,000 per annum exclusive.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows: -

2017 Rateable Value - Office & Premises £1,900.

The Uniform Business rate for the year 2018/19 is 48.0 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an energy rating of "D". The certificate is available on request.

VAT

All figures quoted are exclusive of VAT where chargeable.

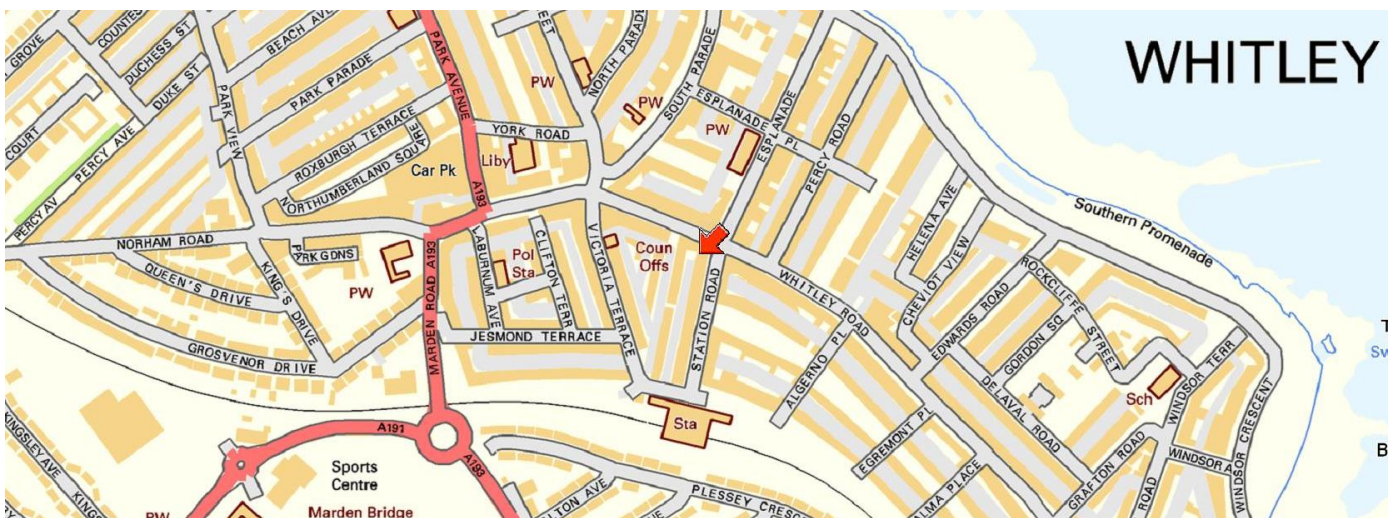
ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment through sole agents, Johnson Tucker LLP. Please contact Daniel Capobasso on 0191 269 7897.

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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