

# TO LET

## High Street Retail

johnson  
tucker

chartered surveyors & property consultants

154 Park View  
Whitley Bay  
Tyne & Wear  
NE26 3QW



- Prominent retail location in the centre of Whitley Bay.
- Close to Park View Shopping centre
- Ground floor sales of 1,185 sq ft with ancillary storage
- Asking rent £12,000 per annum (exclusive)



## LOCATION

The property is located on Park View one of the principle retailing streets within Whitley Bay town centre in North Tyneside. Whitley Bay is located approximately 9 miles to the east of Newcastle city centre and benefits from being located on the Tyne & Wear Metro line with four stops in and around the immediate vicinity. The closest metro stop to the property is in the centre of Whitley Bay. In 2004 The Park Shopping Centre opened including national occupiers such as Sainsburys, Boots, Costa, Iceland, Hays Travel, among others.

## DESCRIPTION

The property comprises a two storey mid-terraced building providing clear retail space to the ground floor and ancillary/storage and staff accommodation on the first floor.

## ACCOMODATION

The accommodation comprises the following approximate areas:

Ground Floor Sales	1,185 sq ft (110.03 sq m)
First Floor Storage	370 sq ft (34.34 sq m)
First Floor Kitchen/Staff Room	61 sq ft (5.69 sq m)
Total	1,616 sq ft (310.16 sq m)

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £12,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop & Premises: £9,900

The Small Business rate for the year 2018/2019 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 C (67)

## VAT

All figures quoted are exclusive of VAT where chargeable.

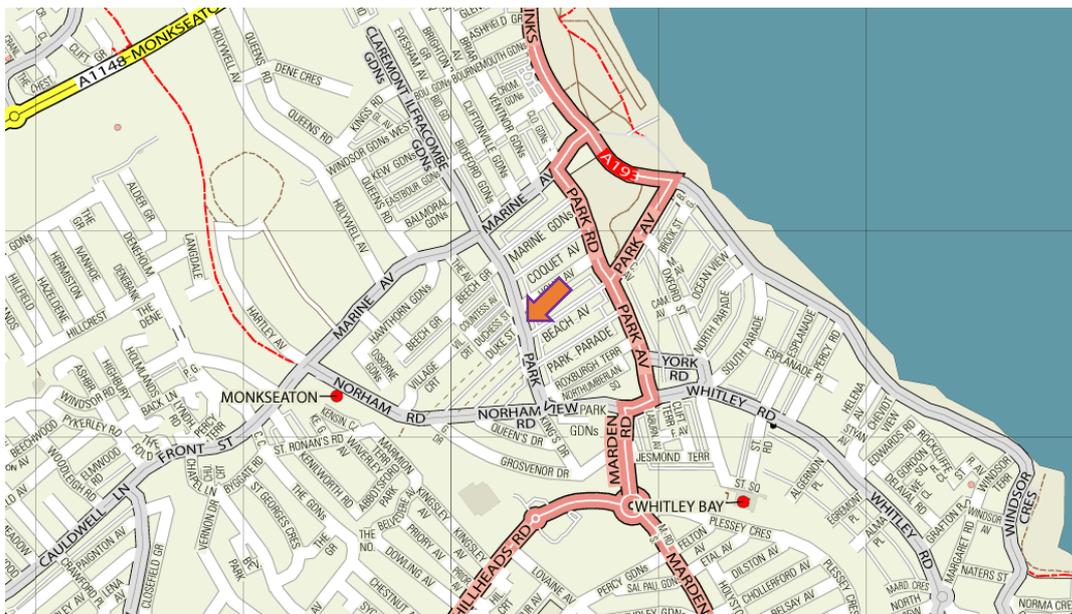
## ANTI-MONEY LAUNDERING REGULATIONS

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 only through Johnson Tucker LLP.  
Contact Kristian Sorensen on 0191 2697892 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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