

# TO LET

## Workshop / Office

10 Marine Gardens  
Whitley Bay  
Tyne & Wear  
NE26 1EQ



- Ground floor workshop and office
- Popular Location
- Ground Floor: 47.00 Sq M (506 Sq Ft)
- Asking rent £10,000 per annum

## 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 approximately 0.5 miles to the west. A metro journey to Newcastle city centre takes around 25 minutes to Whitley Bay.

The property is situated in close proximity to the re-developed Spanish City and Whitley bay seafront alongside a range of bars and restaurants.

## DESCRIPTION

The property comprises a self-contained, ground floor workshop with office space. The property has the benefit of a rear yard, front car parking spaces as well as being adjacent to a large free car park.

## ACCOMODATION

Ground Floor - 47.00 sq m (506 sq ft)

## RATING ASSESSMENT

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

Shop & Premises: £1,925

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

## TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £10,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## LEGAL COSTS

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

## EPC

The unit has an energy performance certificate rating of E114.

## 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: Daniel Capobasso

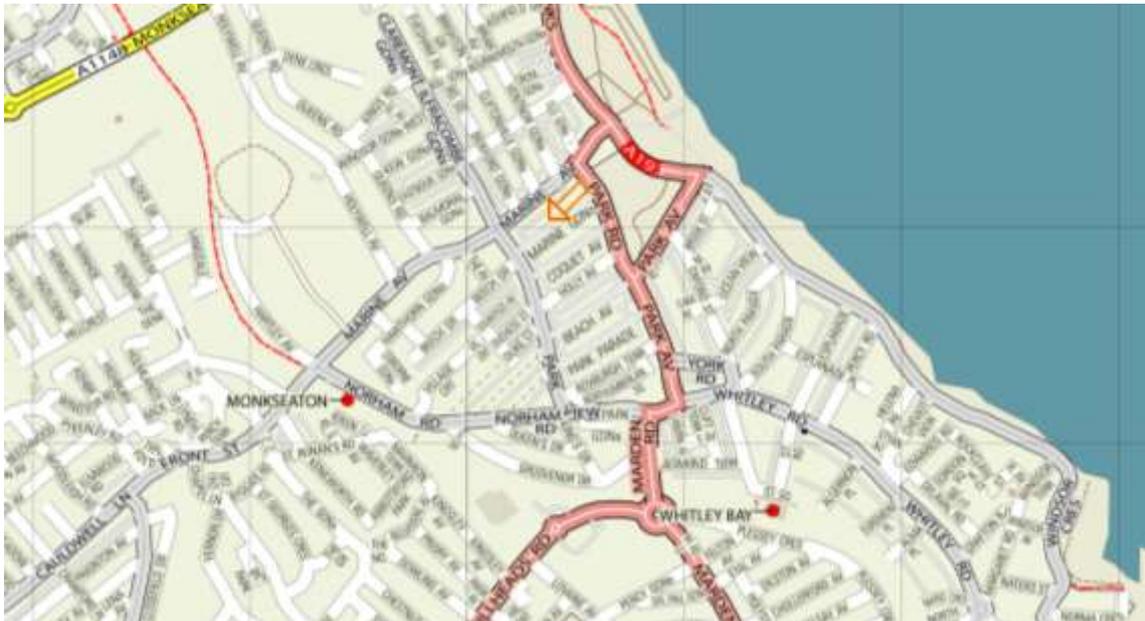
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