

UNIT 1 ROYAL HOTEL

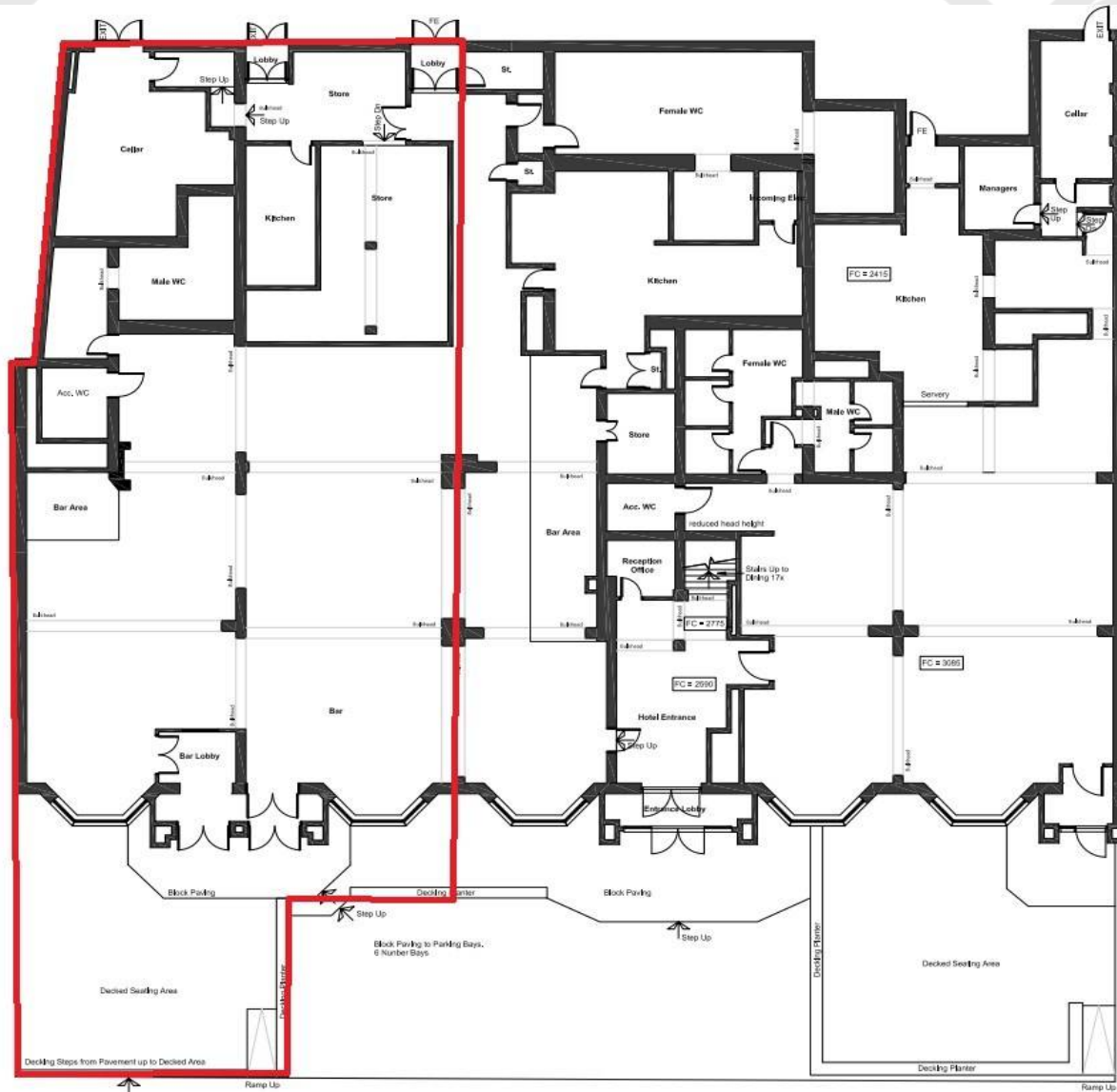
13-17 E. PARADE, WHITLEY BAY, TYNE AND WEAR, NE26 1AP

- Seeking £50,000 per annum
- Total floor area of 303.9 sq m (3,271 sq ft)



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

UNIT 1 ROYAL HOTEL,



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 and next to a free car park and Play House/Theatre.

DESCRIPTION

The property comprises an established Victorian sea front hotel on Whitley Bay promenade.

The ground floor is split into two sections, the first is to be retained by the hotel operator and will comprise reception and dining areas.

The second is available to let and comprises a former night cub / bar, which is mostly open plan save for some small storage areas and WCs to the rear of the premises.

Our client is seeking a single leisure operator to take the space in its entirety, to compliment the hotel offering.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Open plan dining / bar	161.28	1,736
Bar area	5.79	62
Cellar	24.36	262
WC's	24.08	259
Kitchen	9.78	105
Stores	39.58	426
Bar lobby(s)	8.64	93
Total NIA	273.51	2,943
Total GIA	303.9	3,271

Plans are available on request

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £50,000 per annum (exclusive).

All other terms are to be agreed by negotiation.

RATING ASSESSMENT

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

Rateable Value	£
2023	£86,000

The rateable value is for the whole property and will need to be reassessed in due course.

The Small Business Rate for the year 2023/2024 is 51.2 pence in the pound for

properties with a rateable value of over £51,000.

ANTI-MONEY LAUNDERING

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.

LEGAL COSTS

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

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable..

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

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VIEWINGS

Viewings are strictly by prior appointment with George F. White.

Kristian Sorensen 07568 128 092
kristiansorensen@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



