

## A3 UNIT - TO LET UNIT 3, PARK VIEW SHOPPING CENTRE WHITLEY BAY, NORTH TYNESIDE, NE26 1DG



### **LOCATION**

Whitley Bay is a popular seaside commuter town, with a district population of 36,500 persons (Focus 2001), and a wider catchment of 200,000 persons. The town is situated approximately 10 miles east of Newcastle City Centre and is well linked via the Tyne Wear Metro and The Coast Road (A1058).

### **DESCRIPTION**

Park View Shopping Centre is the prime shopping destination within Whitley Bay, linking Park View and Whitley Road. The scheme houses the town centres principal car park at roof top level with spaces for circa. 170 cars.

Retailers located within the scheme include **Sainsburys Local, Boots, Iceland, Superdrug, Costa, Select Ladieswear, Home Bargains, Card Factory, and more.**

### **ACCOMMODATION**

This prominent unit sits adjacent to Peacocks and Hays Travel and is located near the entrance of the centre. The unit provides the following approximate floor areas:-

Ground Floor	98.94 sq m	1,065 sq ft
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### **LEASE TERMS**

The property is available at a rent of **£30,000 per annum** exclusive, on lease terms to be agreed.

### **SERVICE CHARGE**

The current On Account Service Charge for 2018/19 is circa £7,284.14 pa

### **RATEABLE VALUE**

We are verbally advised that the rateable value for the property is as below -

Rateable Value	£20,250
Rates Payable 2019/20	£9,942.75

A further 33% rates relief may be available to tenants, subject to status.

Interested parties should verify the accuracy of this information and the rates payable with North Tyneside Council (Tel: 0191 643 2365).

### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating for the property is C(69).

### **VAT**

All figures quoted in these particulars are exclusive of any VAT where chargeable.

### **VIEWING**

Strictly by prior appointment through @retail:-

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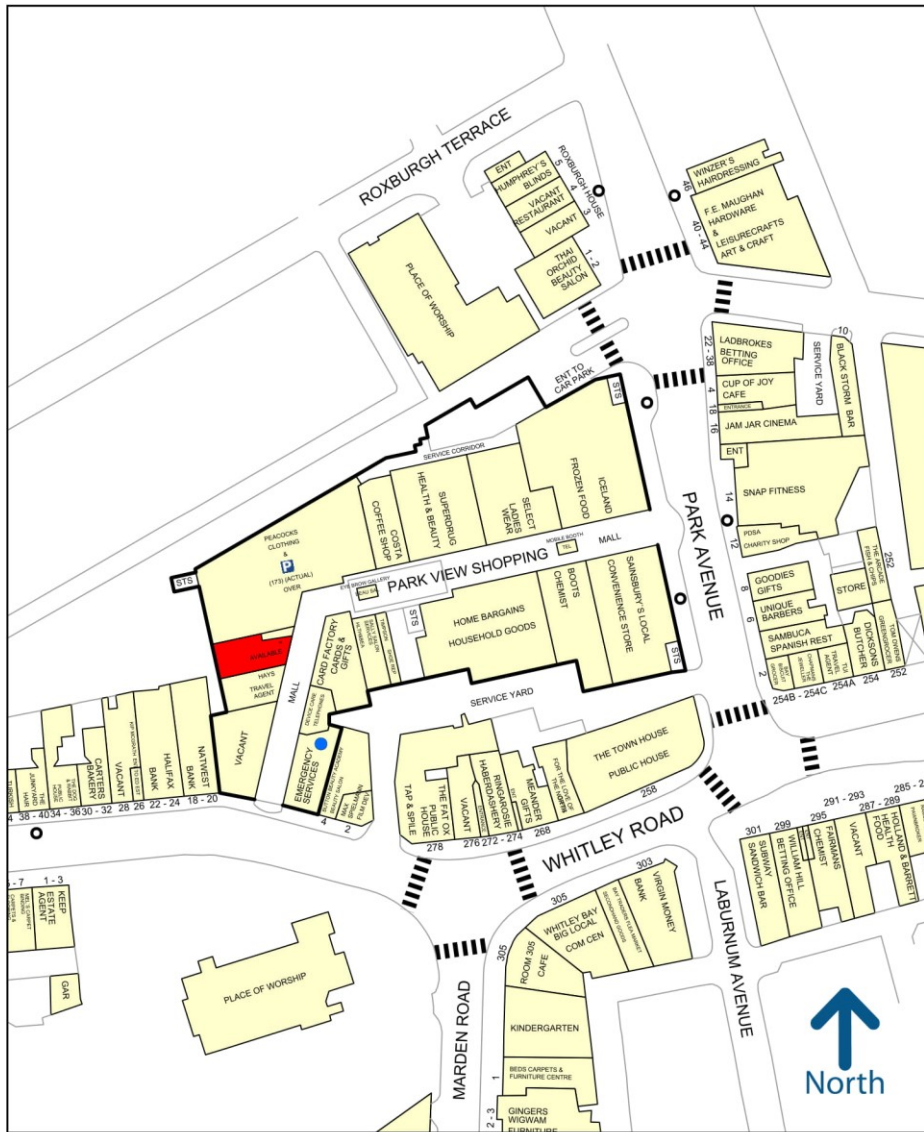
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December 2019





Whitley Bay



50 metres

Experian Goad Plan Created: 07/11/2019  
Created By: ATF Retail



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