



# NO. 73 PARK VIEW WHITLEY BAY TYNE & WEAR NE26 3RL



- GROUND FLOOR SELF-CONTAINED RETAIL / SHOWROOM UNIT
- NIA : 72.30 M<sup>2</sup> (778 SQ FT)
- BUSY MAIN ROAD, WITH EXCELLENT FRONTAGE & FOOTFALL
- RENT : £15,500 PA EXC
- INCENTIVES AVAILABLE SUBJECT TO TERM AND COVENANT
- DUE TO RELOCATION

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Frew Pain & Partners, Collingwood Buildings, 38 Collingwood St, Newcastle upon Tyne, NE1 1JF





G Over 150 Less energy efficient

#### LOCATION

The property is prominently located on Park View, an established retail area within the heart of Whitley Bay.

This location benefits from a wide selection of traditional retail and service sector businesses.

The covered Park View Shopping Centre is approximately 200 metres to the east, offering national occupiers such as Boots, Sainsbury's, Iceland and Home Bargains.

The exact location is shown on the attached plans for identification.

### DESCRIPTION

The premises offer a prominent self-contained ground floor retail unit.

Internally the accommodation offers an open plan front sales area with WC facilities located to the rear.

Fitted out to a basic standard the unit provides a large glazed frontage onto Park View. Access to the shop is from a single door offering plaster / painted walls with suspended ceiling.

Currently used for the sale of suits and wedding hire the accommodation could be used for a variety of uses, subject to permissions being granted.

#### ACCOMMODATION

From onsite measurements, it's understood that the unit has the following NIA:

TOTAL (NIA)	72.30 M <sup>2</sup> (778 SQ FT)
Office / Stores	15.36 m²
Sales / Showroom	56.94 m²

# SERVICES

We understand that main services are available including electric, water, gas and drainage.

All parties should make their own investigations.

# **BUSINESS RATES**

From the VOA Website we understand that the unit has the following RV assessment:

#### No. 73 : RV £9,100

All interested parties should make their own investigations as to the rating liability.

## TENURE

Leasehold

The unit is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

#### RENT

Our client is seeking a rent in the region of £15,500 pa exc.

#### **RENT DEPOSIT**

The landlord will require 3 month rent bond to be held for the duration of the lease.

## ENERGY PERFORMANCE CERTIFICATE D-91.

Full details upon request.

### **LEGAL COSTS**

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

#### VAT

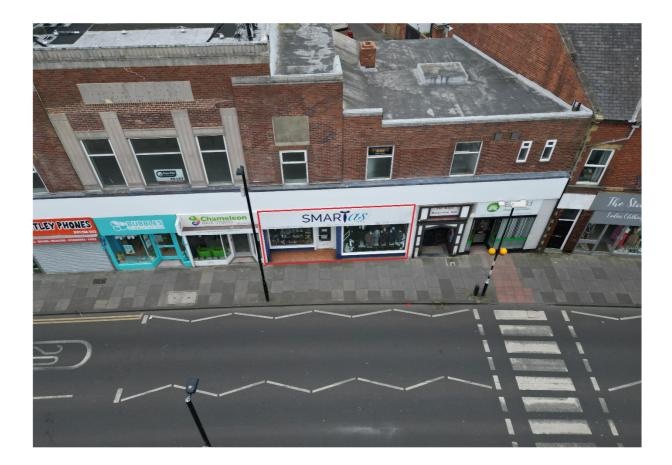
All figures are quoted exclusive of VAT but will be liable to VAT.

#### VIEWING

Strictly by prior arrangement only – further information available from sole agents Frew Pain & Partners:

James E F Pain Tel: 07841 871710 Email: james.pain@frewpain.co.uk

April 25



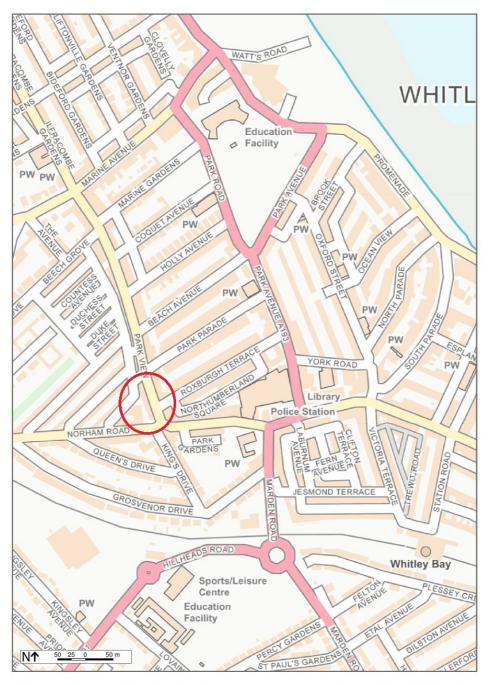


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# Park View, Whitley Bay, Tyne and Wear NE26 3RL

Map InformationScale1:5592Date:-----------Reference-----------------Order No:2007623



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