

# to let



*The industrial property specialists*

**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

**[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**



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



More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**91**

This is how energy efficient the building is.

## 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:

|                    |  |
|--------------------|--|
| Sales / Showroom   | 56.94 m <sup>2</sup>                       |
| Office / Stores    | 15.36 m <sup>2</sup>                       |
| <b>TOTAL (NIA)</b> | <b>72.30 M<sup>2</sup><br/>(778 SQ FT)</b> |

## 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 CERTIFICATE

D-91.

## PERFORMANCE

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](mailto:james.pain@frewpain.co.uk)

April 25







F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





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

### Map Information

Scale 1:5592  
Date:  
Reference  
Order No: 2007623



© Crown Copyright 2018 OS 100047514



F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.