

FREEHOLD FOR SALE

RETAIL PREMISES with Planning Consent
for residential conversion

2A Kew Gardens
Whitley Bay
Tyne and Wear
NE26 3LY

Rod Bennett

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- ❑ **Ground floor business premises extending to approximately 915 sq.ft (85.2 sq.m).**
- ❑ **Planning consent in place for conversion to a 2-bedroom flat.**
- ❑ **Suitable for a range of business uses.**
- ❑ **Excellent corner position on a busy road within a popular residential area.**
- ❑ **Suitable for owner occupier, developer or investor.**

LOCATION

The property is located at the junction between Kew Gardens and Ilfracombe Gardens in the popular seaside town of Whitley Bay, which lies approximately 9 miles to the East of Newcastle City Centre.

The property forms part of a terrace of mixed residential and commercial properties. The surrounding area is a sought after residential location benefiting from access to shops, leisure facilities, hospitality venues and public transport.

DESCRIPTION

The premises comprise a ground floor, corner retail unit with display frontage to Kew Gardens and Ilfracombe Gardens. Internally the premises provide a large sales area plus two further rooms suitable for additional sales space, offices or storage together with toilet facilities.

To the rear of the property is a small yard area and there are rights to use the side forecourt area. An electric roller shutter provides access to one of the rear rooms.

The property has gas fired combi boiler providing heating and hot water.

Planning consent (ref 23/00513/FUL) is in place for conversion of the property to a 2 bedroom flat with a walled garden to the side forecourt area.

The property would suit both owner occupiers, developers and investors and offers great potential.

ACCOMMODATION

Ground Floor

Main Sales Area 533 sq.ft (49.7 sq.m)

Rear Sales Room 249 sq.ft (12.1 sq.m)

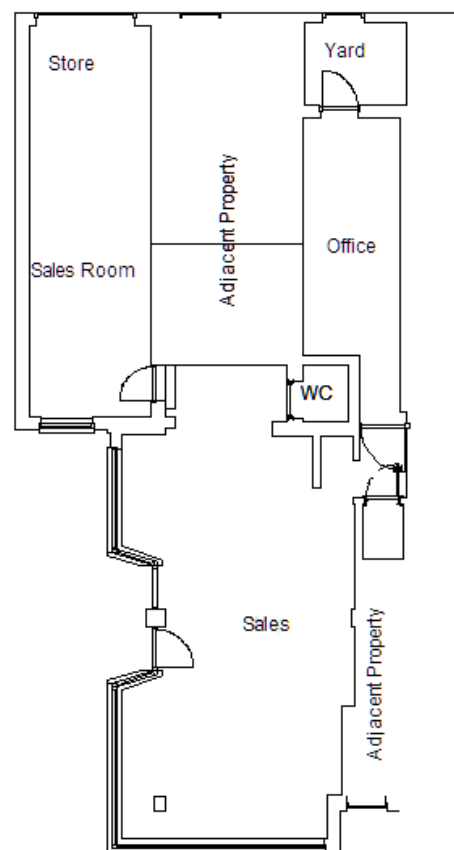
Rear Office/Stores 133 sq.ft (12.4 sq.m)

TENURE

Freehold with vacant possession.

PRICE

Offers the region of £150,000.



EXISTING GROUND FLOOR PLAN

BUSINESS RATES

Rateable Value: £5,400

Small Business Rates Relief may be available which would mean no Business Rates would currently be payable by qualifying occupiers.

The above figure should be verified with the Local Authority.

ENERGY PERFORMANCE RATING

EPC Rating : D

VIEWING

Strictly by appointment with Rod Bennett 07958-918143.

October 2024

THESE PARTICULARS ARE INTENDED AS A GUIDE AND DO NOT FORM PART OF A CONTRACT.

