



103-107 Whitley Road, NE26 2ET  
£650 Per Month

# 103-107 Whitley Road, NE26 2ET

- Totals 656 sq.ft (61 sq.m)
- Good location close to Town Centre
- Rental Incentives Available
- Suitable for a range of uses
- Qualifies for full Small Business Rates Relief

## LOCATION

The premises are situated on Whitley Road as it runs between Whitley Bay Town Centre and Cullercoats. As such the premises enjoy the benefits of a main road frontage in this popular residential and commercial area of North Tyneside.

Whitley Bay is situated approximately 8 miles to the east of Newcastle City Centre and is an established location for both commercial and residential uses and benefits from good transport links via the surrounding road network, Metro Train service and A19 Tyne Tunnel route.

## DESCRIPTION

The premises comprise a self-contained, ground floor unit, currently divided to provide a reception office, two further private offices, kitchen and toilet facilities.

The premises have good natural light, provided by a return frontage with double glazed windows. Internally the space is carpeted throughout and has electric heating.

The premises would suit a wide range of business uses including offices and retail.

## ACCOMMODATION

Reception office/sales, and two offices totalling 656 sq.ft (61sq.m)

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All floor areas are approximate.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C (65)

## LEASE TERM

The premises are available on a new lease for a term to be agreed on tenant full repairing and insuring terms at a rent of £650 per calendar month.

## BUSINESS RATES

Rateable Value : £8,300

\* Small Business Rates Relief may be available which would mean no Business Rates would be payable at present.

The above figures and eligibility for Small Business Rates Relief should be verified with the Local Authority.

## PLANNING

The existing use of the property is class E (Commercial, Business and Service) and interested parties should establish whether any alternative use would be to the satisfaction of the landlord and North Tyneside Council.

## OUR SERVICES

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