



**Rooms 4-6, Second Floor 1 Station Road, Whitley Bay, NE26 2QY
£4,750 Per Annum**

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Second floor accommodation which has previously been used as offices and a beauty salon. These could be suitable for other other uses subject to landlord consent and planning permission if required.

The property is accessed from Station Road, leading directly from Whitley Bay metro station into the town centre and extends over Whitley Road to the front. Both rooms offer views over Whitley Road with kitchen and WC located to the rear of the building.

LOCATION

The property is situated within Whitley Bay town centre in a prominent position on the corner of Station Road and Whitley Road. Leading directly from Whitley Bay Metro station towards the town centre and seafront, the second floor premises are accessed from Station Road and benefit from 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 accommodation comprises 2 rooms, kitchen and W.C with intercom access from front door. The rooms extend into the roof space of the property featuring dormer and velux windows providing excellent natural light into both rooms.

Accessed from Station Road a communal staircase leads to second floor where a shared landing leads into the larger room and from here access is given to the kitchen, WC and second room.

The existing use of the property is offices and interested parties should establish whether any alternative use would be to the satisfaction of the landlord and North Tyneside Council.

ACCOMMODATION

The Net Internal Area (NIA) is as follows:

Room 4: 20.6 sqm (221.5 sqft)

Room 5: 15 sqm (161 sqft)

Kitchen 7 sqm (75 sqft)

WC

TOTAL 42.6 sqm (457.5 sqft)

Both rooms 4 and 5 have restricted head room.

SERVICES

We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers)

PLANNING

We understand that the premises are designated under class E of the Town and Country (Use Classes) Order 1987 (as amended).

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £2,800.

EPC

The EPC rating for the property is D (94). A full copy of the report is available upon request.

RENT

The rent payable is £4,750 per annum, this is payable monthly in advance. A damage deposit is also required by the landlord.

TENURE

The property is available by way of a new full repairing and insuring lease arrangement for a minimum term of 3 years. The proposed tenant should ensure that they seek legal advice to confirm the nature and extent of their obligations when entering in to this form of legal obligation prior to signing a tenancy agreement.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations the applicants will be required to provide two forms of identification and proof of the source of income.

COSTS

Each party will be responsible for their costs in the transaction.

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