



2 Park Avenue, Whitley Bay, NE26 1DG
£11,500 Per Annum

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Shop To Let in highly visible retail corner location in Whitley Bay Town Centre opposite Sainsburys and Park View Shopping Mall

LOCATION

The premises are located on the corner of one of the busiest junctions in Whitley Bay Town Centre opposite Sainsburys, the Park View Shopping Mall and Car Park. Whitley Bay is a popular coastal town approximately 8 miles due east of Newcastle upon Tyne and easily reached via the A1058 Coast Road.

DESCRIPTION

The subject property is a ground floor retail premises occupying a prominent corner position with window frontage onto Whitley Road and Park Avenue.

ACCOMMODATION

Accommodation consists of the main sales area and back store with WC.

Market Sales: 37.25sqm

Store

WC

Total Floor Area: 38.24sqm (411.62sqft)

SERVICES

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

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.

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £10750

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'C'

RENT

The rent payable is £11,500 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/or pay landlord costs.

Our Services

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