

- Prominent first floor commercial premises To Let
- Net internal area 310 sq. m. (3,336 sq. ft.)
- Prominent Park View town centre location
- Walking distance to Metro, seafront and parking
- Suitable for various commercial uses STPP
- Attractive rental incentives available to suitable tenants



**75 Park View,
Whitley Bay,
North Tyneside NE61 2BD**

Rent: £22,500 per annum

RMS | Rook
Matthews
Sayer



Location

The property occupies a prominent position on the first floor of a well-established commercial building fronting Park View, one of Whitley Bay's principal shopping and business thoroughfares. Park View is renowned for its diverse mix of independent retailers, cafés, restaurants, professional services and national operators, generating strong levels of pedestrian and vehicular traffic throughout the day.

The property benefits from excellent transport links, with nearby bus services and easy access to Whitley Bay Metro Station, providing direct connections to Newcastle city centre and the wider Tyne and Wear network. The stunning Whitley Bay seafront is within a short walking distance, while the A1058 Coast Road offers convenient access to Tyneside and surrounding areas, making this an excellent and highly accessible business location.

Description

An exceptional opportunity to lease a substantial first floor commercial premises extending to approximately 310 sq. m. (3,336 sq. ft.), occupying a prominent position on the highly sought-after Park View in the heart of Whitley Bay town centre.

Accessed via an independent ground floor entrance from Park View, the property offers an impressive combination of large open-plan accommodation together with a number of ancillary rooms. The accommodation benefits from excellent natural light throughout, with large windows overlooking Park View, creating an attractive working environment.

Formerly utilised as a banqueting venue, the premises offer excellent flexibility and would suit a wide variety of commercial occupiers, subject to any necessary consents. Potential uses include offices, medical or wellbeing facilities, education and training, fitness or dance studios, creative workspace, places of worship, community uses, consultancy businesses, leisure or alternative commercial uses (STPP).

The property presents an excellent refurbishment opportunity, allowing an incoming tenant to tailor the accommodation to their own operational requirements while benefiting from a highly visible town centre location above an established parade of successful retail and service businesses. Situated just a short walk from Whitley Bay Metro Station, the seafront and numerous public car parks, the property enjoys excellent accessibility and is surrounded by an extensive range of shops, cafés, restaurants and professional occupiers, making it an outstanding location for businesses seeking a prominent and well-connected base.

Floor Area

310 sq. m. (3,336 sq. ft.)

Rent

£22,500 per annum

Lease Terms

Leasehold – A new lease is available, terms and conditions to be agreed.





Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Rateable Value

The 2026 Rating List entry is Rateable Value £12,500

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.
Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I498 (Version 1)

Prepared 06th July 2026



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

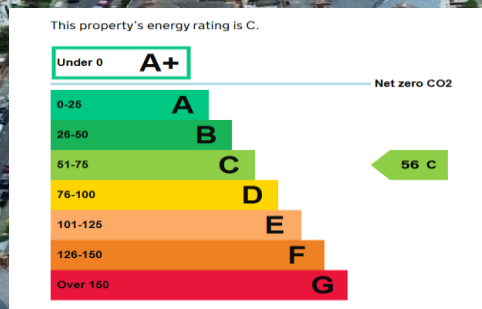
ROOK
MATTHEWS
SAYER



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

ROOK
MATTHEWS
SAYER