

- 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: £18,000 per annum

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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

£18,000 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

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2. The photographs show only parts of the property as they appeared at the time taken.
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Ref I498 (Version 1)

Amended 18th August 2026

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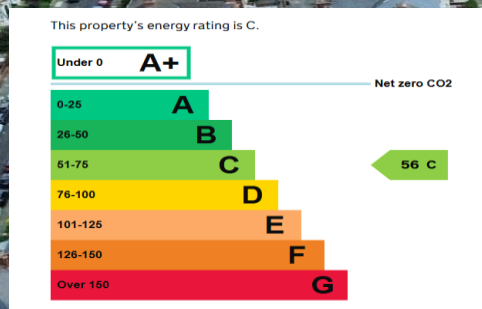
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