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ESTATE AGENTS

SALES - LETTING - AUCTIONS

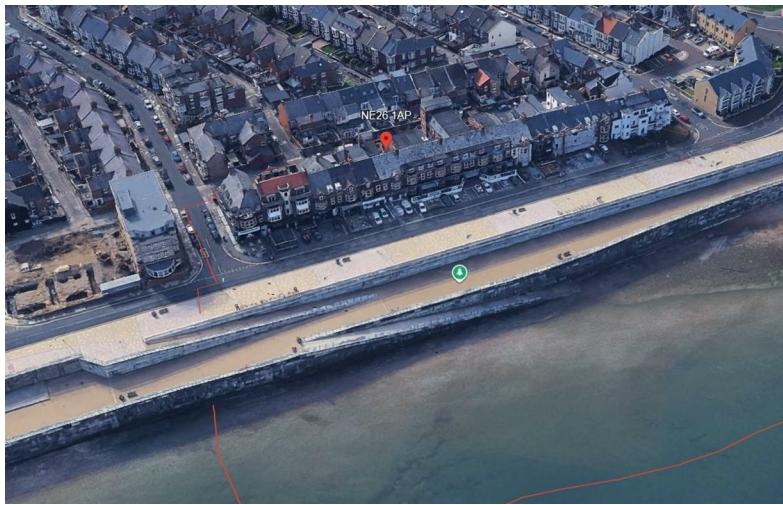


East Parade

Whitley Bay, NE26 1AP

£1,250 Per Month

# East Parade, Whitley Bay



## Description

Located in East Parade, this exceptional commercial property offers a prime seafront location that is sure to attract a significant amount of foot traffic. Spanning an impressive 1,270 square feet, this space is currently designated for hot food takeaway under the Sui Generis use class, complete with a valuable 4:00am licence, making it an ideal opportunity for those looking to enter the vibrant food and beverage sector.

The property boasts two front parking spaces, providing convenience for both customers and staff. Additionally, there is potential for licensed outdoor seating, subject to planning permission, which could enhance the appeal of your business and create a delightful al fresco dining experience.

The flexible lease terms available make this property an attractive option for a variety of potential uses. Whether you envision a charming café, a bustling restaurant, a trendy estate agency, a stylish salon, or even a modern gym or yoga studio, this space can accommodate your vision, subject to the necessary planning permissions.

With its enviable location and versatile potential, this commercial property on East Parade presents a remarkable opportunity for entrepreneurs and business owners alike. Do not miss the chance to establish your business in a thriving area that promises both visibility and accessibility.

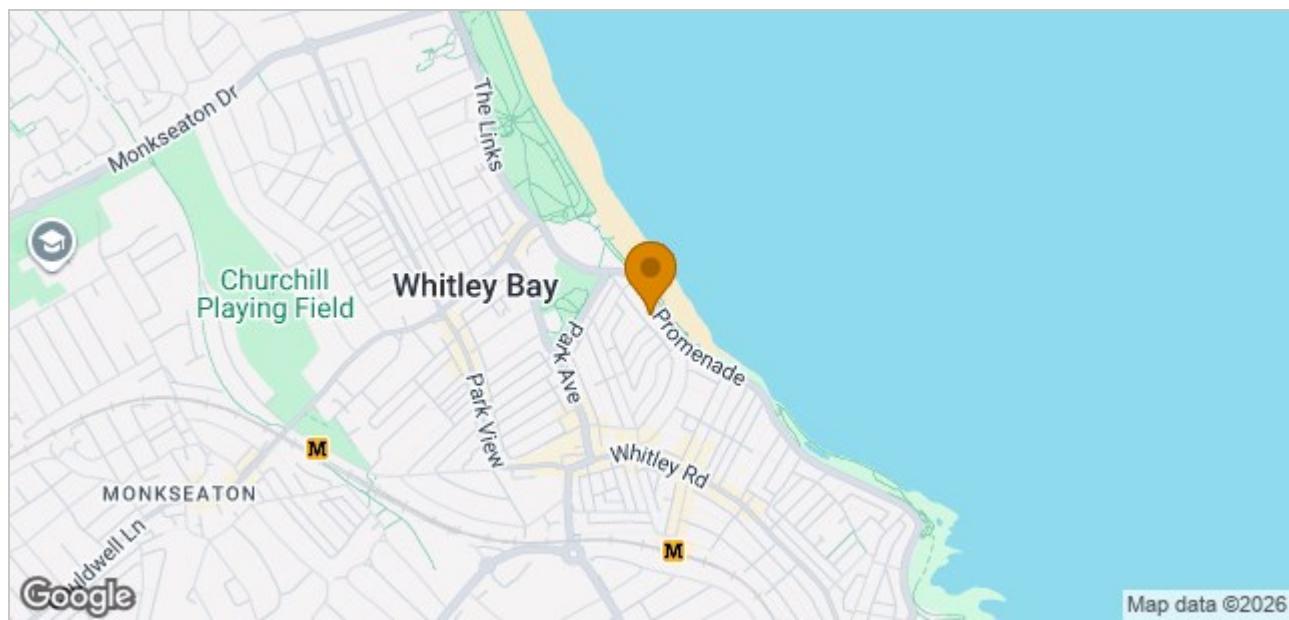


## Key Features

- Spacious ground floor commercial unit
- Potential uses, cafe / restaurant / estate agents / salon / gym / yoga studios / flexible tenant
- Two front parking spaces with scope for licensed outdoor seating (stpp)
- flexible lease terms available
- Net internal area 118 sq. m. (1270 sq. ft.)
- Hot food takeaway (Sui generis use class) with late licence

# East Parade, Whitley Bay

## Area Map



## Viewing

Please contact our Dean & Co Estates Office on 0191 823 8540 if you wish to arrange a viewing appointment for this property or require further information.

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