



Mixed Investment

1, 1A, 1B North Parade, Whitley Bay NE26 1NU

- First Floor Former Gym / 3 Bed Maisonette & 1 Bedroom Flat
- Maisonette & Flat Tenanted Producing £14,592 per annum
- Former Gym Vacant
- Net Internal Area 391 sq. m. (4,209 sq. ft.)
- Prominent Town Centre Location / 2 Minute Walk to Sea Front
- Recent Renovation / Decoration
- Former Gym Could be Let or Converted to more Residential STPP
- Part of the ground floor (Fox Hunters Garage) has been sold off on a 125 years from 1988

Offers Over: £300,000 Freehold

COMMERCIAL

Location

The property is located on the corner of Oxford Street and North Parade. Whitley Bay and the surrounding areas of Monkseaton, Cullercoats, and Tynemouth etc are densely populated and attract businesses from other parts of the region. There is a good transport system including buses and the Tyne & Wear Metro system. The Sea front is approximately 2 minutes walk.

The Premises

A two storey property with loft conversion consisting ground floor one bedroom flat, first/second floor three bedroom maisonette and first floor commercial unit that was formerly occupied by a gym. Both flats are let on AST agreements with the commercial unit currently vacant. The property has just undergone a refurbishment with new double glazing in one of the units, communal space decoration and external decoration.

Accommodation	sq. m.	sq. ft.	Level
Flat 1 A	66.49	715.69	G
Flat 1 B	102.75	1,105.99	F & S
Former Gym	221.86	2,388.08	F
Total	391.1	4,209.76	

Rental Income

Description	Rental Income P/A
Flat 1 A	£6,192
Flat 1 B	£8,400
Former Gym	Vacant
Total	£14,592

Tenure

Freehold

(Part of the ground floor (Fox Hunters Garage) has been sold off on a 125 years from 23 March 1988)

Price

£300,000 Offers Over

Viewing

Strictly by appointment through this office.

Rateable Value (1 North Parade)

The 2024 Rating List entry is Rateable Value £6,900

Council Tax Band (1a North Parade)

Band A

Council Tax Band (1b North Parade)

Band A

Important 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: I084 (Version 2)

Prepared: 27th September 2024

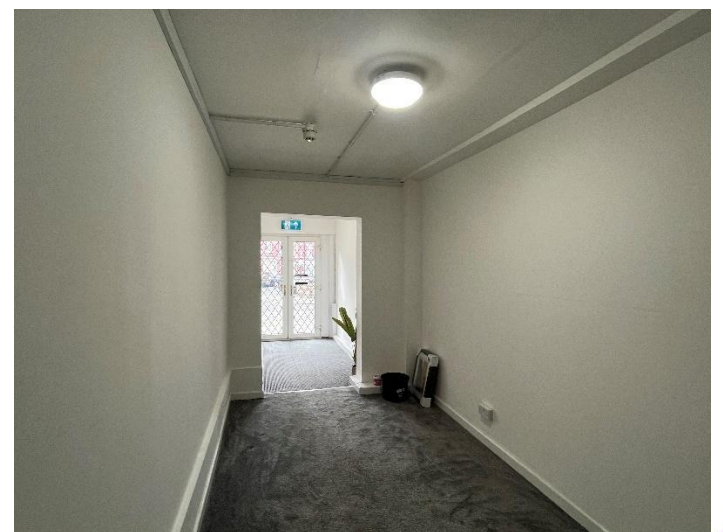
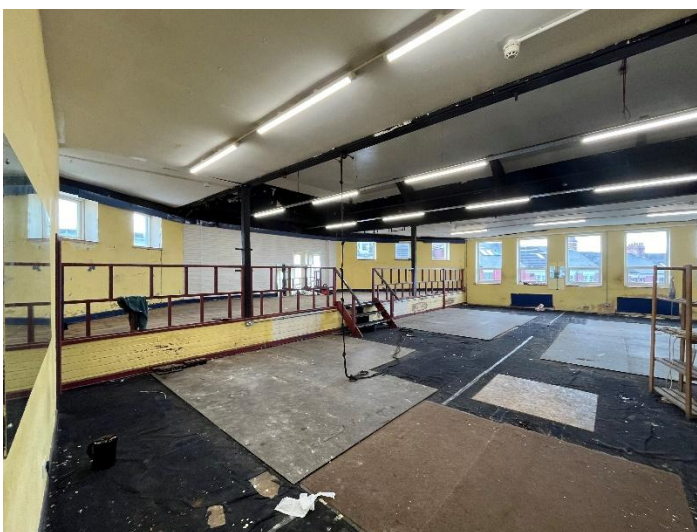
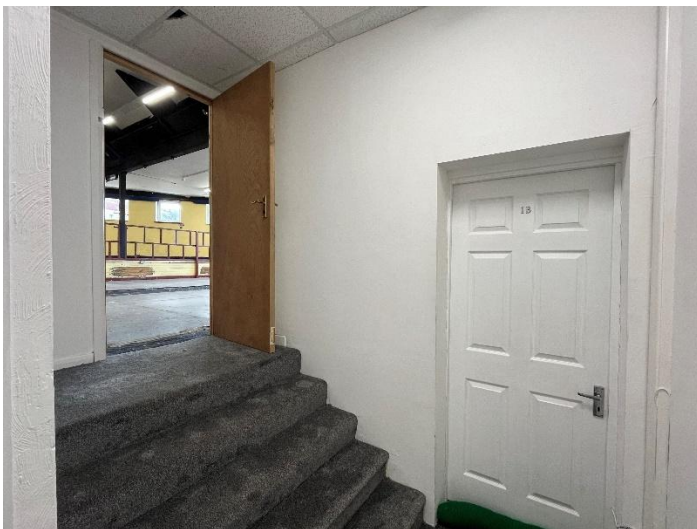
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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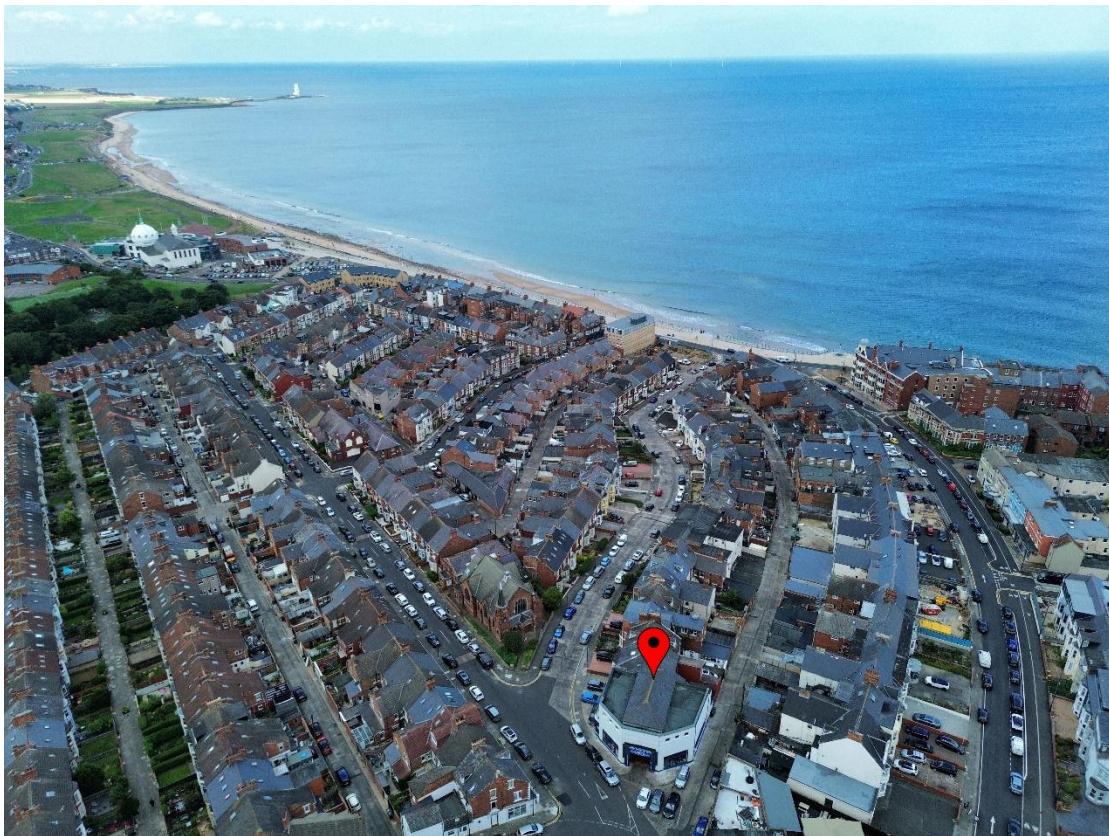
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The ground floor only of the section marked in blue has been sold off on a 125 year lease from 23 March 1988

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