

- Ground floor retail premises To Let
- Net internal area 42 sq. m. (452 sq. ft.)
- Prominent Park View town centre location
- Walking distance to Metro, seafront and parking
- Suitable for various commercial uses STPP
- Eligible for 100% Small Business Rates Relief



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

Rent: £13,000 per annum

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Location

The property occupies a prominent position on the ground 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

The premises comprise a well-presented ground floor retail unit extending to approximately 42 sq. m. (452 sq. ft.), offering predominantly open plan accommodation together with W/C facilities. Most recently occupied by NE Prints, the property would suit a variety of retail, office, beauty, studio, gallery or other commercial uses, subject to the necessary consents.

The immediate surrounding occupiers include The Bay Emporium, Whitley Bay Pizza Co., Whitley Phones, Chameleon Hair Studio and Bubbles Bubble Tea Bar, together with a wide variety of established local businesses. The property also benefits from being within easy walking distance of Whitley Bay town centre, the award-winning coastline, Spanish City and Whitley Bay Metro Station, providing excellent transport links across Tyneside.

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**ROOK
MATTHEWS
SAYER**

Floor Area

42 sq. m. (452 sq. ft.)

Rent

£13,000 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.

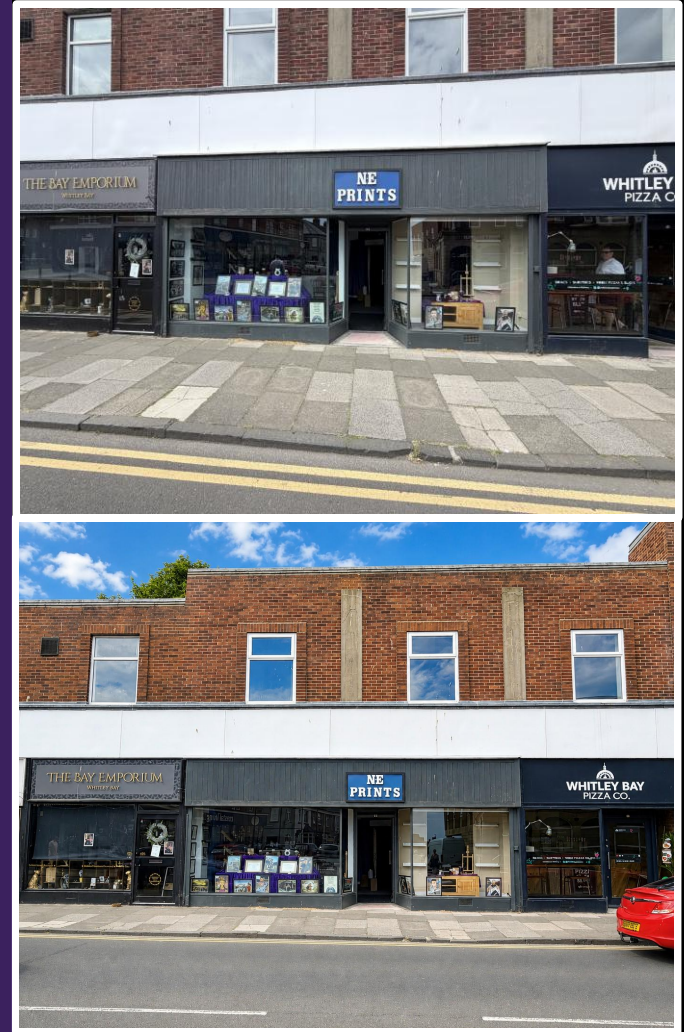
Rateable Value

The 2026 Rating List entry is Rateable Value £9,900

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

EPC Rating

B



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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 I499 (Version 1)

Prepared 06th July 2026



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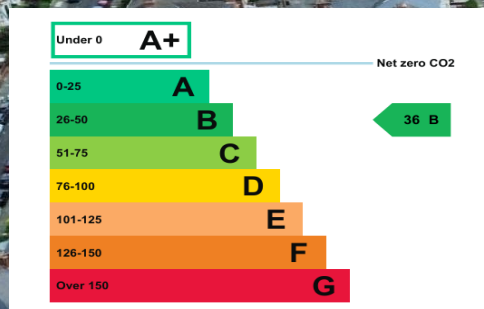
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The Property
Ombudsman

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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.

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