



## 163 Whitley Road, Whitley Bay NE26 2DN

- Ground Floor Retail Unit
- Busy Shopping Parade
- Former Vape Shop
- Suitable for a Variety of Uses stpp
- Floor Area 17.3 sq. m. (187 sq. ft.)
- Excellent Footfall
- Small Business Rate Relief
- Available for Immediate Occupation

**Rent: £7,200 per annum**

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## Location

Whitley Road is a Busy Shopping Parade located in the centre of the Coastal Town, Whitley Bay. It benefits from busy footfall and passing trade. The town itself is currently going through regeneration, being a popular North Tyneside Town, which will only increase the interest in the future. It is densely populated and having a large variety of Independent and Specialist Outlets.

## Description

A single storey mid terrace retail unit circa 17.37 sq. m. (186.9 sq. ft.) consisting open plan retail area with W.C facilities. The unit was formally occupied by a vape shop but would suit a variety of uses subject to the correct planning.

## Tenure

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

## Rent

£7,200 per annum (paid monthly in advance)

## Deposit

£1,200

## Fees

Landlords lease fees £1,000 plus vat (£1,200 inc vat)

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £2,500

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.

## 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 I378**

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