

TO LET UNIT 1, PARK VIEW SHOPPING CENTRE, WHITLEY BAY, NE26 1DG



- Located within Whitley Bay's prime shopping destination, The Park View Shopping Centre.
- Ground Floor Sales area of 168 sq m (1,809 sq ft)
- The unit has suitability for a variety of uses under Use Class E.
- Car park at roof top level with spaces for 170 cars.
- Nearby occupiers include **Sainsburys Local, Boots the Chemist, Iceland, Superdrug, Costa, Home Bargains, Hays Travel and Card Factory.**

SITUATION

Park View Shopping Centre is the prime shopping destination within Whitley Bay, linking Park View and Whitley Road. Whitley Bay is a popular seaside commuter town, with a district population of 36,650 persons (North Tyneside Pop Stats 2013) and a wider catchment of circa 200,000 persons.

The town is situated approximately 10 miles east of Newcastle City Centre and is well linked via the Tyne & Wear Metro and the Coast Road (A1058).

ACCOMMODATION

This property sits prominently fronting Park View within the scheme adjacent to Hays Travel. The unit provides the following approximate floor areas: -

Ground Floor Sales	99m ²	1,065ft ²
First Floor	74 m ²	794ft ²

LEASE TERMS

A new Effective Full Repairing & Insuring lease for a term to be agreed is available at an initial rental of **£30,000 per annum** exclusive.

EPC

The property has an Energy Performance Certificate of **Band B (49)**. A full copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£37,750
2024/2025 UBR	£0.499
Estimated Rates Payable	£18,838

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

SERVICE CHARGE

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing and general information, please contact:

Ian Thurlbeck

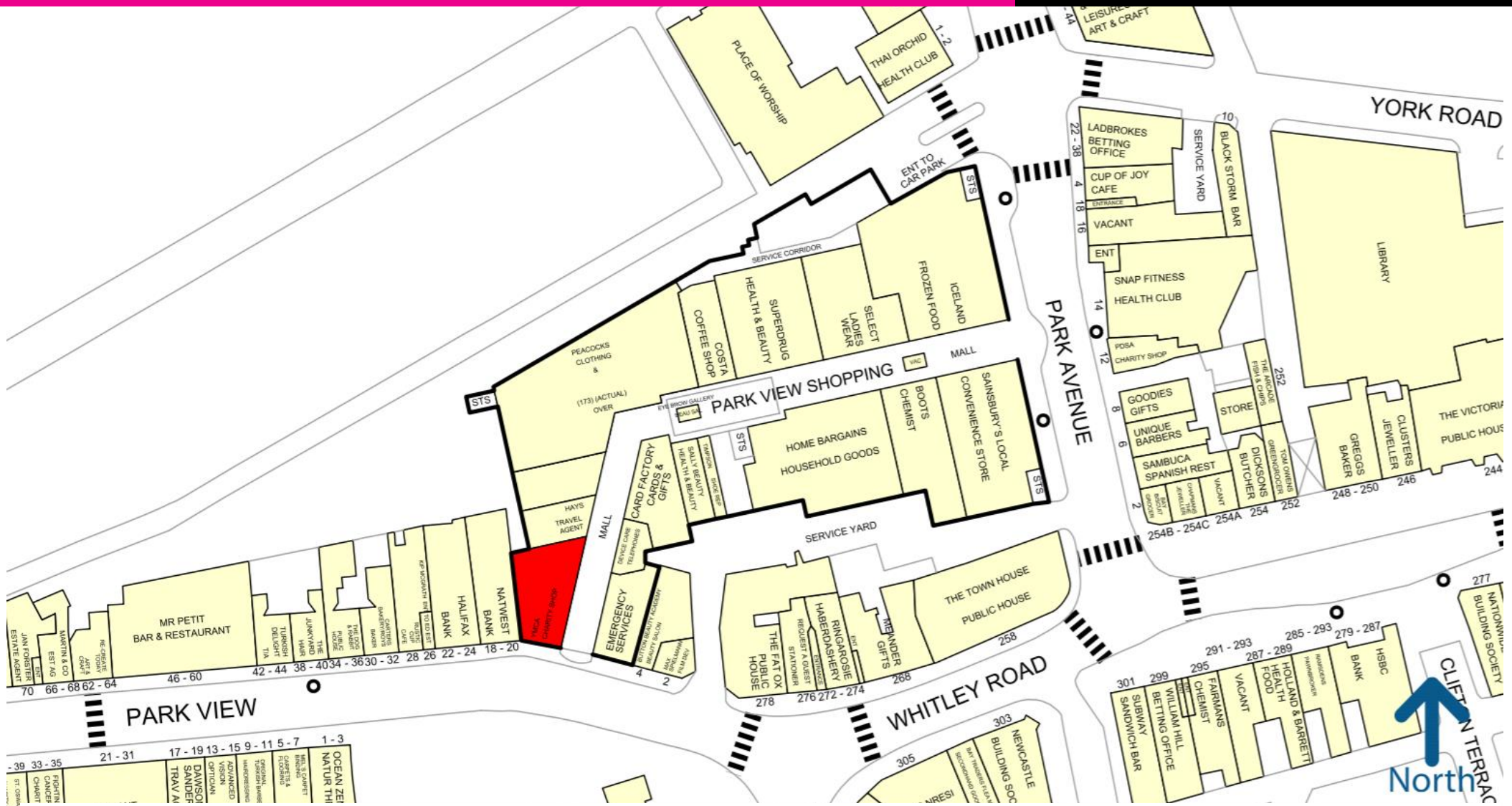
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