

## TO LET UNIT 3, 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 99 sq m (1,065 sq ft)
- The unit has suitability for a variety of uses under Use Class E and Sui Generis (historic A3 use).
- 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 centrally within the scheme adjacent to Hays Travel and directly opposite Card Factory. The unit provides the following approximate floor areas: -

<b>Ground Floor Sales</b>	99m <sup>2</sup>	1,065ft <sup>2</sup>
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## **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 C (70)**. A full copy of the EPC is available upon request.

## **BUSINESS RATES**

<b>Rateable Value</b>	£20,250
<b>2024/2025 UBR</b>	£0.499
<b>Estimated Rates Payable</b>	£10,105

*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**

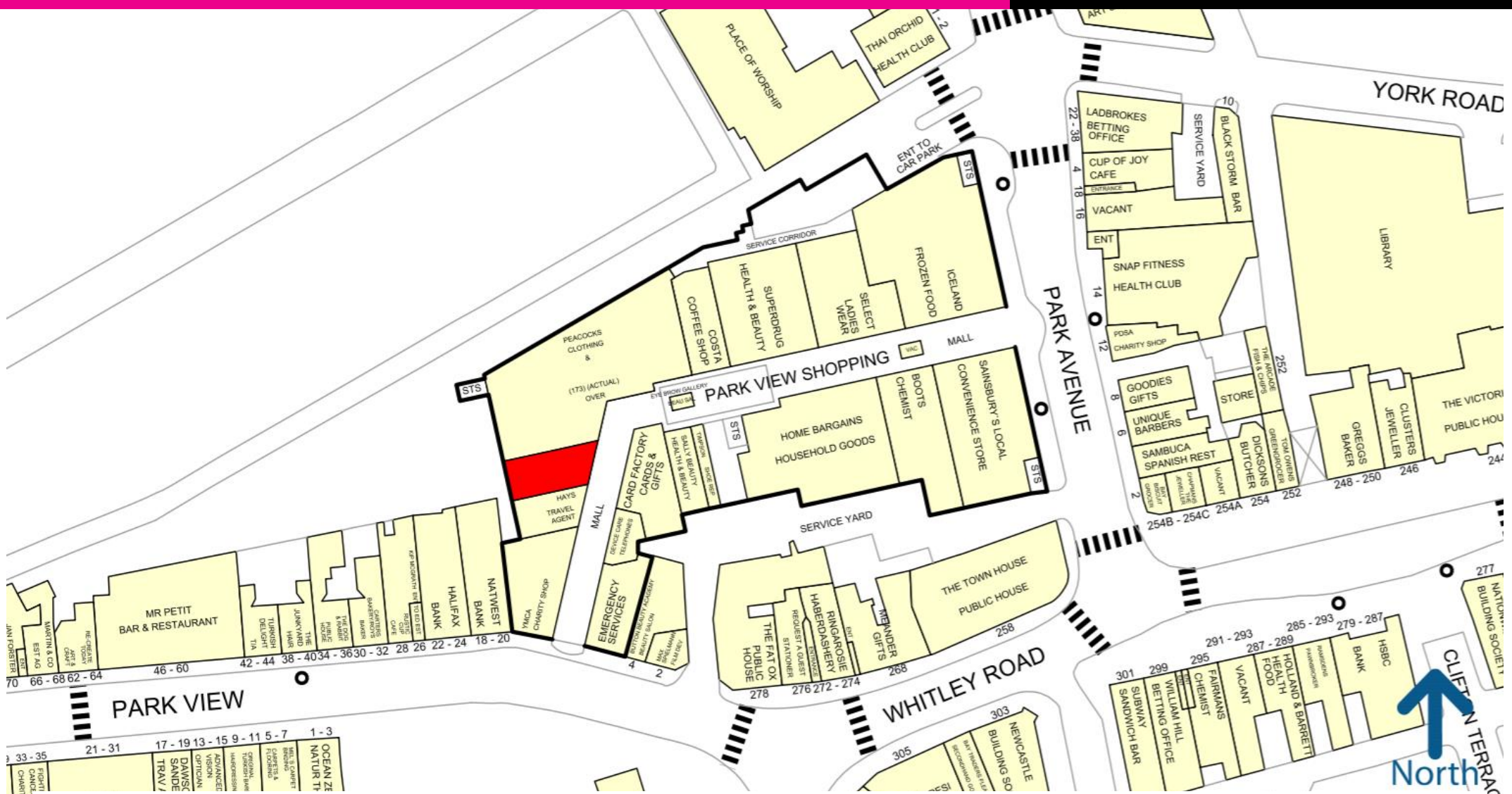
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