

## LEASE FOR SALE

86-90 Park View, Whitley Bay, NE26 3QL

ON THE INSTRUCTIONS OF BARCLAYS BANK PLC



- Suitable for a variety of uses subject to consent.
- Prominent corner location with return frontage.
- Ground Floor 150 sq m (1,616 sq ft)
- Private Car Parking on site.
- Nearby operators include: **Rooks Matthews Sayer, Leeds Building Society, Keel Row Books, Nicholson Butchers, Signature Estate Agents, Bellwoods, Miss Persnickety and Whitley Bay Pharmacy.**

## SITUATION

Whitley Bay is a seaside town in the North Tyneside Borough and is around 10 miles east of Newcastle. The property is well located within the popular Park View parade and is prominently located on the corner of Roxburgh Terrace.

## ACCOMMODATION

Arranged over ground, first and second floors with Staff WC/Kitchen facilities. The demise also includes the first and second floors of the adjacent 92/96 Park View, which benefits from a separate access.

There is a small private car park at the rear of the property for 4 vehicles, with 2 spaces for customer parking at the side.

Ground Floor Area	150m <sup>2</sup>	1,616ft <sup>2</sup>
First Floor Area	244m <sup>2</sup>	2,627ft <sup>2</sup>
Second Floor Area	126m <sup>2</sup>	1,358ft <sup>2</sup>

## LEASE

The premises are held by way of a FRI lease for a term expiring 25<sup>th</sup> June 2026 at a passing rental of **£40,100 per annum** exclusive.

## TERMS

**Incentives are available** to an ingoing occupier subject to status.

## EPC

Further details to follow, inspection arranged with EPC Surveyor.

## BUSINESS RATES

Rateable Value	£22,500
2023/2024 UBR	£0.499
Estimated Rates Payable	£11,228

**Please note there is a potential further reduction of 75% on the above figures in 2023/24.** Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

## 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

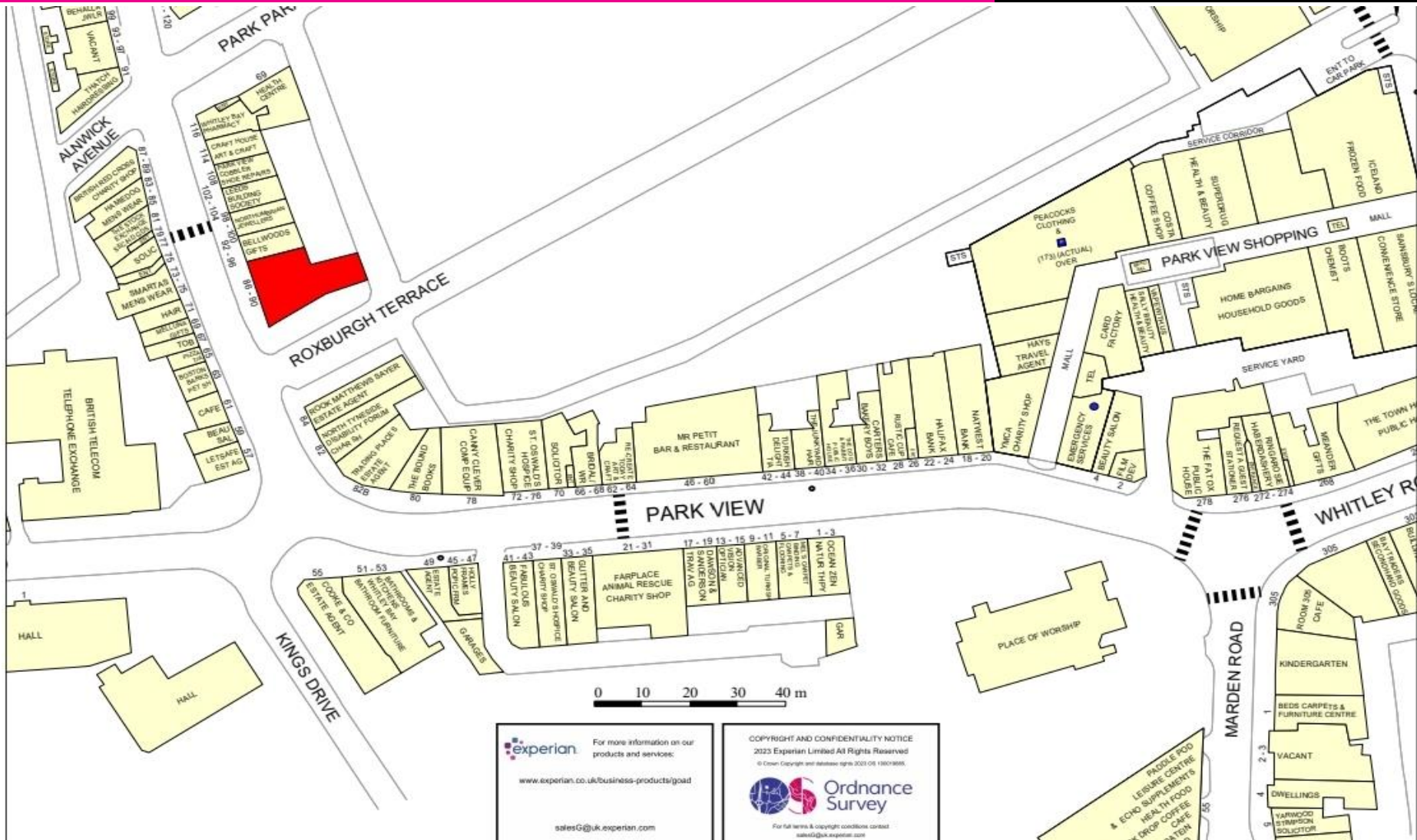
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