

# Retail Unit Premises with first floor office & ancillary space For Sale / May Let 269 Whitley Road, Whitley Bay NE26 2SS



## LOCATION

The premises are situated in a prime position in a busy pitch of the south side of Whitley Road between Clifton Terrace and Victoria Terrace. The property is in immediate proximity to occupiers including Betfred, Nationwide Building Society with B&M, Wetherspoons & Greggs opposite.

## ACCOMMODATION

The unit is arranged to provide sales at ground floor with a staircase up to first floor level which has been used as offices, staff and WC facilities. There is a trap door access to a basement level (not accessed) and there is a 2<sup>nd</sup> floor level which has been voided off.

A floorplan and more photos are available upon request or on our website. The property has 2 dedicated parking spaces to the rear.

<b>Ground Floor Area</b>	<b>72.4 sqm (779 sqft)</b>
<b>First floor offices store &amp; kitchen</b>	<b>52.2 sqm (562 sqft)</b>

## TERMS OF OFFER

The property is available by way of a new full repairing and insuring lease at an initial rental of £21,000 per annum exclusive. Alternatively our client may consider freehold offers in the region of £235,000.

## BUSINESS RATES

The premises are currently assessed at RV £10,750. The standard rates payable would therefore be £ x UBR (0.499p) = £5,364.25. Given the RV is below the threshold of £12,500 RV the premises **may be exempt** from rates. Interested parties should check with their local rating office to ensure this information is accurate and current.

## SERVICES

The property has the benefit of electricity, water gas and drainage supplies.

## ENERGY PERFORMANCE

The property has a rating of C59 valid until March 2030.

## PLANNING

The property can be used for a number of class E retail uses subject to landlord's consent.

## LEGAL COSTS , RENT DEPOSIT & MLR

Each party is to bear their own legal fees incurred in documenting a new lease. The landlord may seek to hold a rent deposit particularly if the applicant is forming a new business and has no previous credible business track record. The landlord will require identity documentation from the tenant and the tenant will be required to review the lease via a UK regulated firm of solicitors. This is to allow Money Laundering Regulation Compliance.

## VAT

All figures within these terms are exclusive of VAT where chargeable. **For the sake of clarity the rent & sale prices are exempt from VAT as the property has not been opted to tax.**

**JULY 2025**

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