



**UNIT 4 CLAREMONT CRESCENT, WHITLEY LODGE SHOPPING CENTRE,
WHITLEY BAY, NE26 3HL**



WHITLEY LODGE
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TEL: 0151 751111

TO LET
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CASS BARBERS

POSTAGE

TO LET

PROMINENT RETAIL OPPORTUNITY

Whitley Lodge Shopping Centre, Whitley Bay, Tyne & Wear, NE26 3HL

- Flexible layout options
- Free parking
- New lease opportunities
- Strong occupier mix
- Redevelopment/conversion potential STPP

Units available from 560 sq ft – 2,950 sq ft

RENTS FROM £10,000 PER ANNUM

GET IN TOUCH

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LOCATION

Whitley Bay is a popular seaside town situated approximately 10 miles north east of Newcastle upon Tyne.

The town is home to a number of national operators including Morrisons, Holland & Barrett, Greggs, B&M and several high street banks including Nat West and HSBC.

The subject property is located at Whitley Lodge Shopping Centre in Whitley Lodge which is a densely populated area of Whitley Bay that benefits from having a first school within close proximity of the Shopping Centre.

The Shopping Centre is anchored by Tesco with other neighbouring retailers including Boots the Chemist, a Post Office, hair salon, beauty salon, and various eating establishments.

DESCRIPTION

A rare opportunity to secure retail accommodation within the popular and well-established Whitley Lodge Shopping Centre in Whitley Bay.

Planning permission has been obtained to subdivide the existing accommodation to create up to four new retail units, offering flexible opportunities for occupiers seeking accommodation from circa 560 sq ft upwards.

The accommodation is capable of being occupied as either:

- One larger retail unit extending to approximately 2,950 sq ft; or
- Split into four individual retail units ranging from approximately 560 sq ft to 1,270 sq ft.

The proposed scheme offers occupiers the opportunity to secure brand new retail accommodation within an established local shopping destination benefitting from strong surrounding residential catchment, neighbouring national and independent occupiers, and free public car parking immediately adjacent to the property.

The property occupies a prominent position within the shopping centre car park adjacent to an established restaurant operator whilst still forming part of the wider Whitley Lodge Shopping Centre.

Pre-letting interest has already been secured within the wider redevelopment scheme, demonstrating strong occupier demand within the location. Early enquiries are therefore encouraged.

Existing occupiers within the centre include Tesco, Boots pharmacy, Post Office, bakery, bistro, fish and chip shop, Chinese takeaway, Indian takeaway, sunbed/tanning salon, kitchen and bathroom showroom, blinds retailer, Pilates studio, and funeral directors, creating a busy and diverse retail offering serving the surrounding area.

The landlord is seeking to carefully curate the tenant mix within the scheme and therefore certain uses may be restricted due to existing occupier exclusivity arrangements. Alternative retail, café, food, convenience and service-based uses may be considered subject to covenant strength and compatibility with the existing centre offering.

Occupiers who engage at an early stage may also have the opportunity to influence the final layout and specification of the accommodation, subject to agreement.

ACCOMMODATION

Unit	Approximate Area	Quoting Rent
Unit 1	1,270 sq ft	£15,000 per annum
Unit 2	560 sq ft	£10,000 per annum
Unit 3	560 sq ft	£10,000 per annum
Unit 4	560 sq ft	£10,000 per annum
Combined Unit	2,950 sq ft	£45,000 per annum

SPECIFICATION

If subdivided, each unit will be delivered in a white box specification to include:

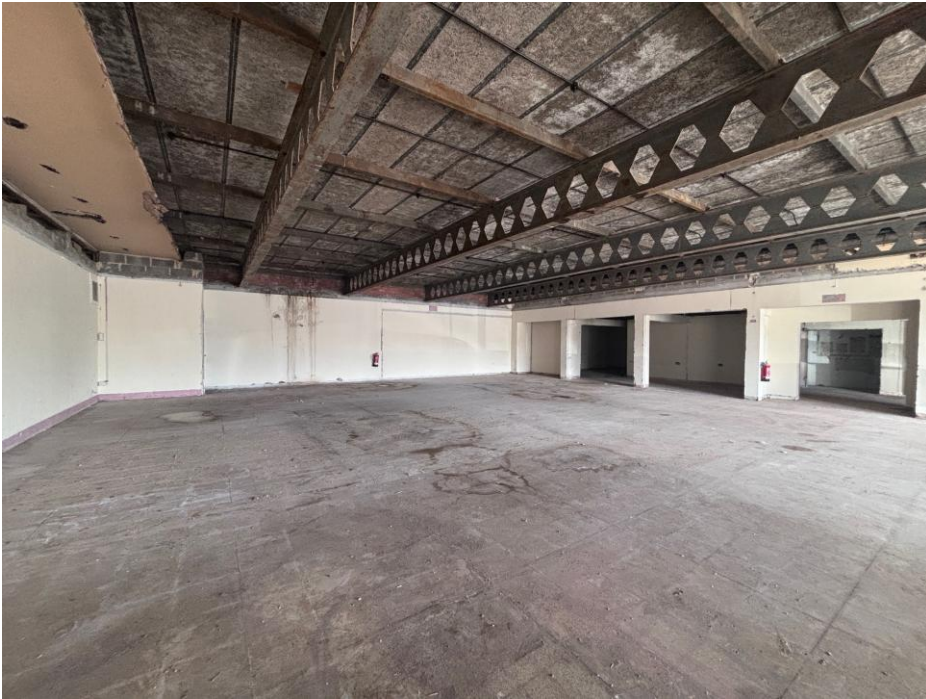
- New shop frontage
- Newly formed dividing walls
- Plastered and painted walls
- Services provision (subject to final configuration)

Alternatively, the accommodation may be made available as a single larger unit either in shell condition or to an agreed white box specification, subject to occupier requirements.

PARKING

The property benefits from extensive free public customer car parking immediately to the front of the premises within the council-operated shopping centre car park.





TERMS

The accommodation is available by way of new leases on terms to be agreed.

USE

The units are suitable for a variety of retail, café, food and service-based uses, subject to planning and landlord approval.

RATEABLE VALUE

Interested parties are advised that the proposed accommodation will require reassessment by the Valuation Office Agency following completion of the subdivision works and/or agreement of the final unit configuration.

LEGAL COSTS

Each party to bear their own legal costs.
All figures quoted above are exclusive of VAT where chargeable.

LOCAL AUTHORITY

North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY. Telephone: 0345 200 0101

ENERGY PERFORMANCE CERTIFICATE

Due to the flexible nature of the proposed accommodation, EPC assessments will be undertaken once the final unit configuration has been determined.

VIEWING

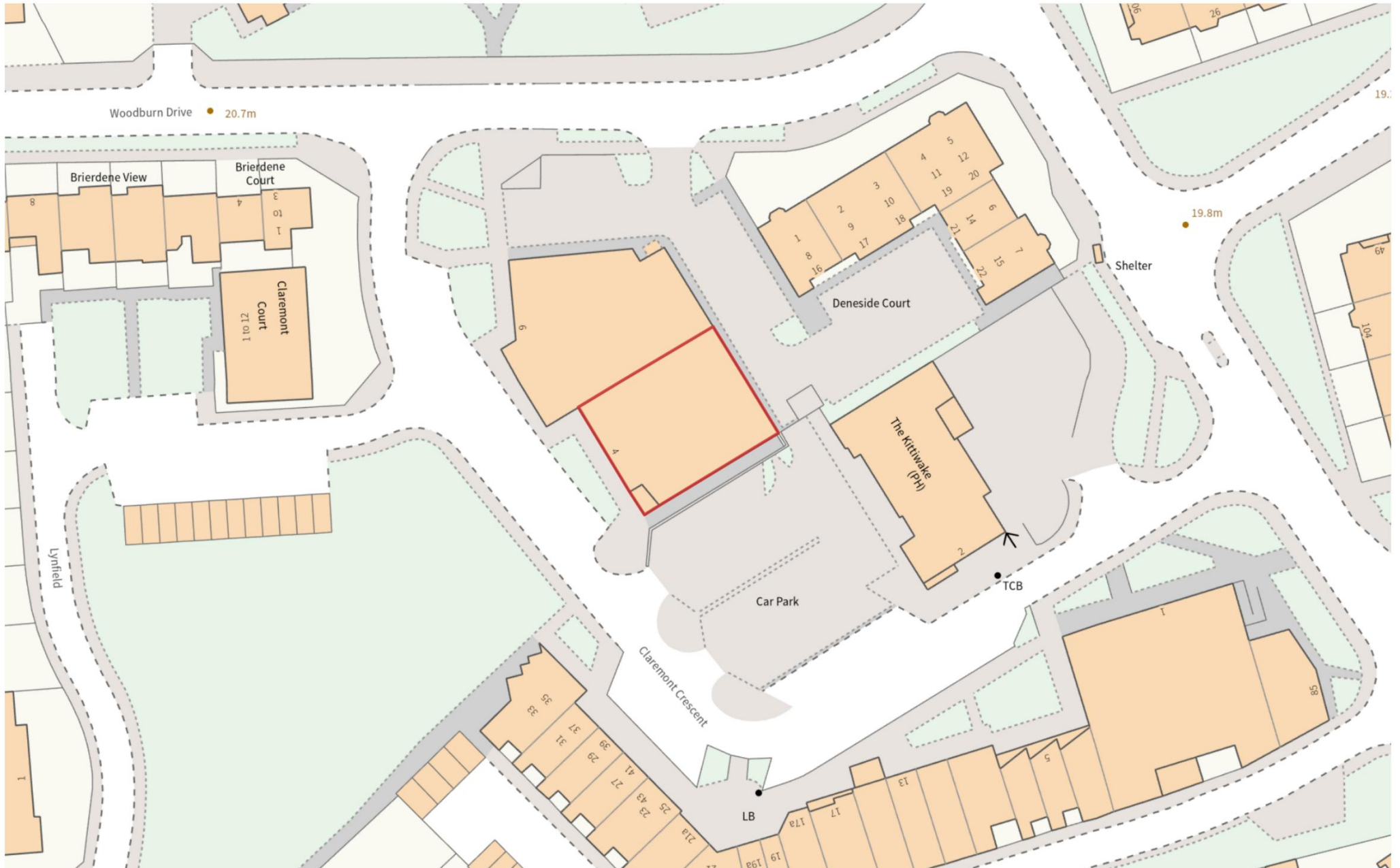
Strictly by appointment with sole agents youngsRPS
Stephanie Dixon (0191) 2610300

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CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage.

Particulars prepared June 2026



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