

# to let



*The industrial property specialists*

## NO. 200 PARK VIEW WHITLEY BAY TYNE & WEAR NE26 3QP



- GROUND FLOOR RETAIL UNIT WITH RETURN FRONTAGE
- LOCATED ON THE BUSY MAIN ROAD WITH GOOD PASSING TRAFFIC
- NIA: 42.85 M<sup>2</sup> (461 SQ FT)
- RENT: £10,500 PA EXC
- AVAILABLE APRIL 2026

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject premises is located on Park View, Whitley Bay.

Park View is a principal shopping street within the Town Centre and in recent years has seen strong development of an artisan culture, with a diverse range of retail, social and business occupiers taking advantage of its popularity and the general resurgence of Whitley Bay.

Whitley Bay is a popular residential area with easy access to Newcastle City centre and the neighbouring areas of Cullercoats and Tynemouth.

Extensive regeneration has occurred within the surrounding area particular the promenade and Spanish city.

Exact location shown on the attached plan.

## DESCRIPTION

The property offers a self-contained, end terrace ground floor retail unit, with return frontage onto Park View and Coquet Avenue.

Internally the shop provides an open front sales area with rear stores / office area, including WC facilities.

To the rear there is a shared yard area.

The property is currently used for the retail sale of Home Fragrances but could be operated for a

variety of uses subject to permissions.

Vacant possession is available from April 2026.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (NIA):

Ground floor shop / and rear stores	42.85 m <sup>2</sup>
(Exc WCs)	
<b>TOTAL (NIA)</b>	<b>42.85 M<sup>2</sup></b>
	<b>(461 SQ FT)</b>

## SERVICES

It is understood the property benefits from mains electric supply, water and mains drainage.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood from the VOA website the property is assessed as :

**RV £4,300**

(All interested parties should contact the Local Authority to confirm these figures.)

## TENURE

The property is available on new FRI lease, for a term of years to be agreed.

## RENT

Our client is seeking a rent of £10,500 pa exc.

Incentives may be offered subject to lease term and covenant.

## RENT BOND

The landlord requires a 3 month rental bond, in addition to rent being paid 3 months in advance.

## ENERGY PERFORMANCE CERTIFICATE

D-79

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

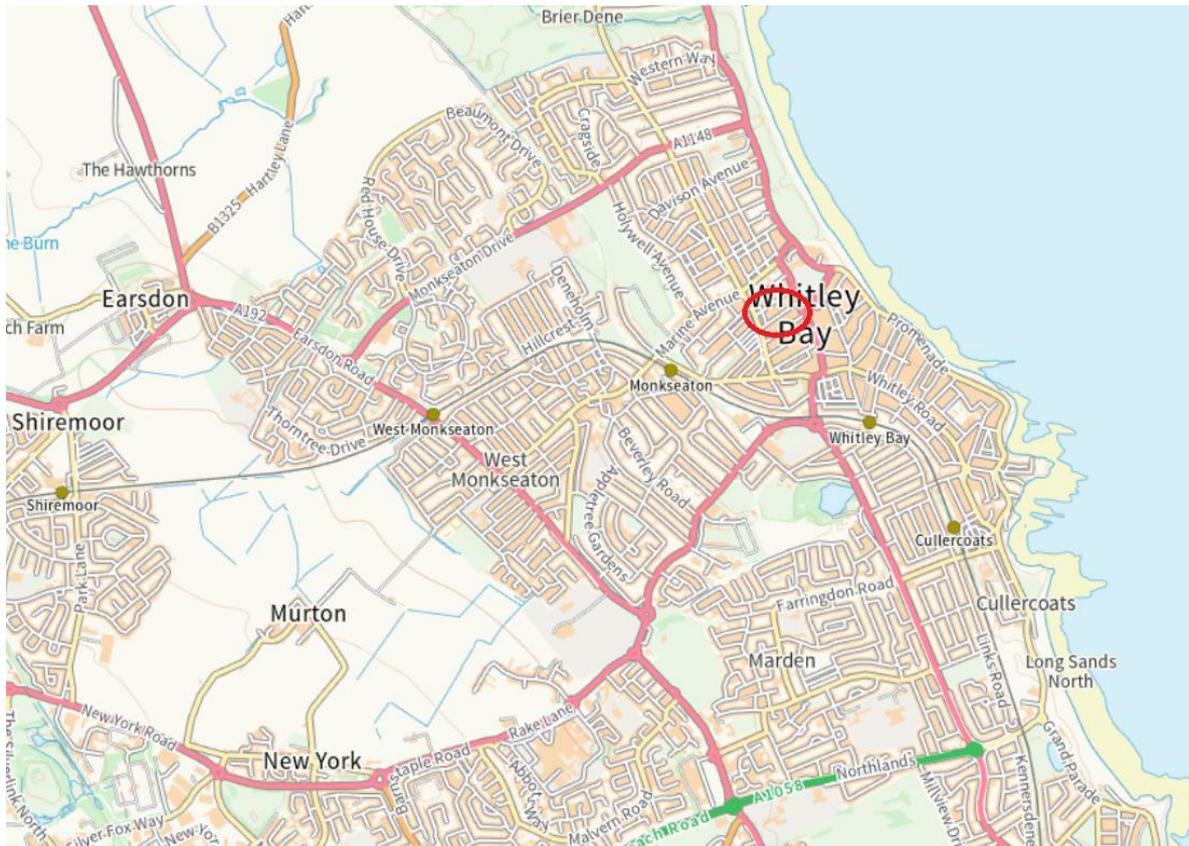
**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**Jan 26**

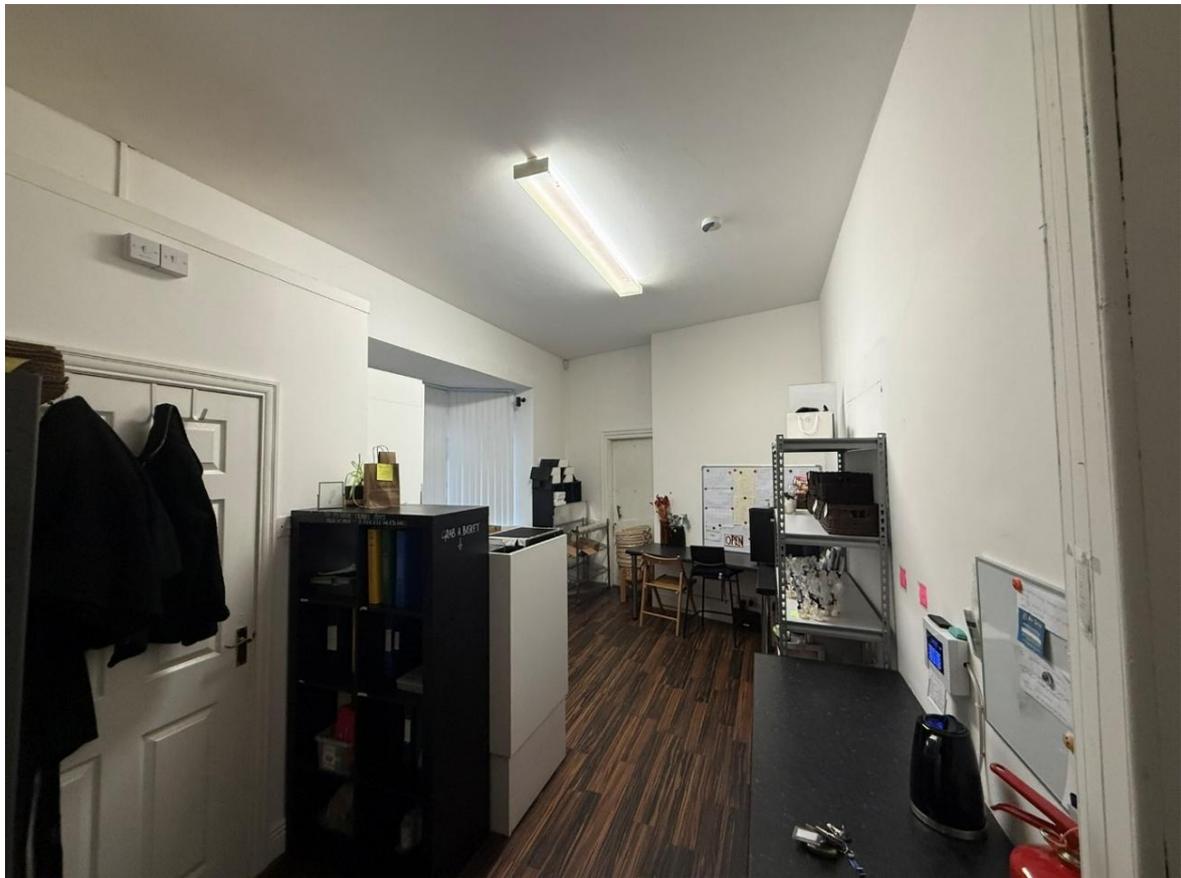
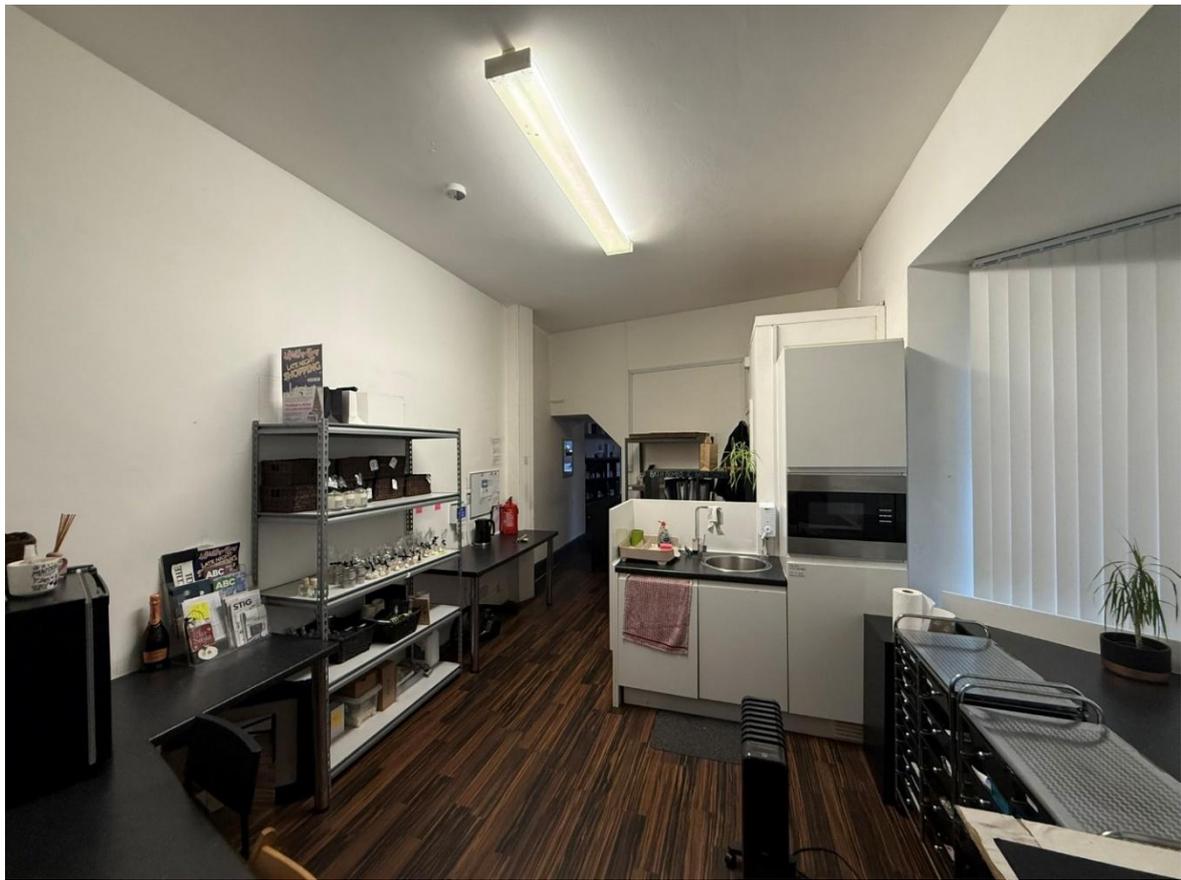




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