

to let



The industrial property specialists

**NO. 196
PARK VIEW
WHITLEY BAY
TYNE & WEAR
NE26 3QP**



- GROUND FLOOR RETAIL UNIT WITH REAR STORES
- LOCATED ON THE BUSY MAIN ROAD WITH GOOD PASSING TRAFFIC
- NIA: 72.2 M² (777 SQ FT)
- RENT: £18,900 PA EXC
- AVAILABLE JAN 2026

www.frewpain.co.uk t: 0191 229 9517 e: 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, mid parade ground floor retail unit with rear yard.

Internally the shop provides an open front sales area with pedestrian access direct onto Park View.

Within the main sales area is a rear treatment room and separate WC facility. The shop / salon is fitted out to good standard offering laminate flooring, suspended ceiling with recessed LED lights.

To the rear is a kitchen / staff room with additional stores and access to the rear yard via several steps.

Formerly operated as a hair salon the accommodation could be used for a variety of uses.

Vacant possession is available from January 2026.

ACCOMMODATION

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

Ground floor shop / salon and rear stores	72.20 m ²
(Exc WCs)	
TOTAL (NIA)	72.20 M² (777 SQ FT)

SERVICES

It is understood the property benefits from mains gas, 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 £8,900

(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 £18,900 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 CERTIFICATE

B-49.

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

Nov 2025

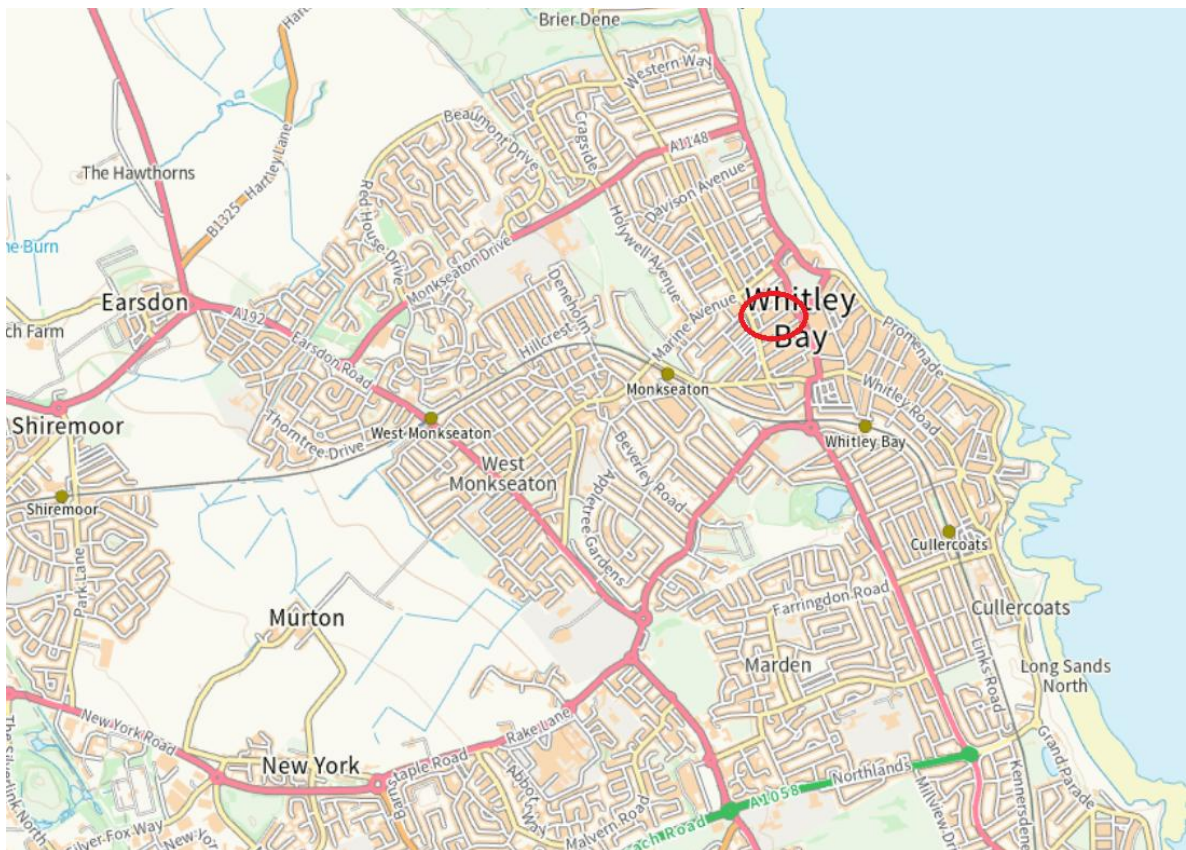




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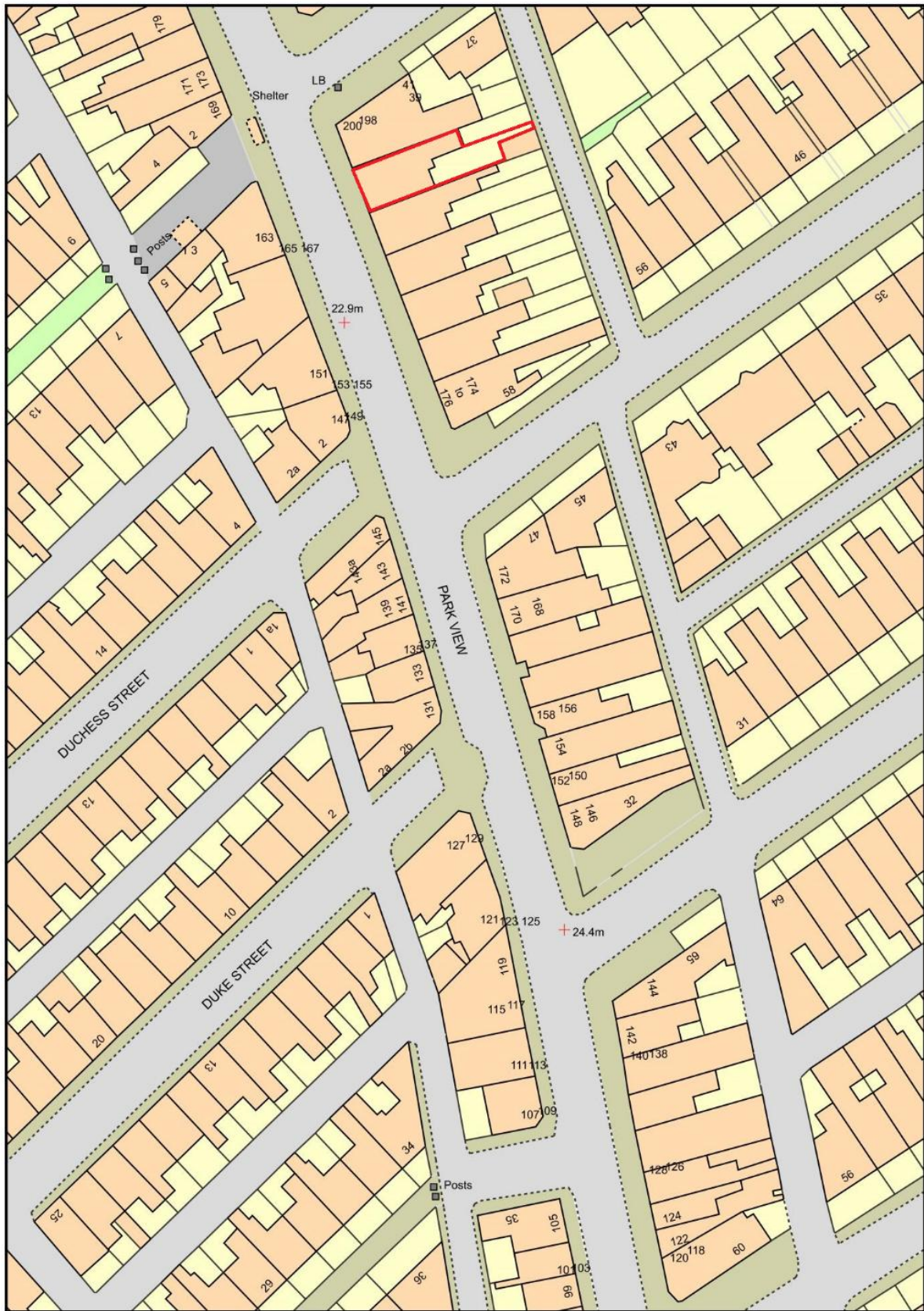
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