

to let



The industrial property specialists

NO.16, STATION ROAD WHITLEY BAY TYNE & WEAR NE26 2RA



- PROMINENT GROUND FLOOR LICENCED RESTAURANT, WITH OUTSIDE SEATING AREA
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSIONS
- TOTAL NIA: 90.29 M² (872 SQ FT)
- ESTABLISHED POPULAR AND BUSY LOCATION
- RENT: £25,000 PA EXC.

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

LOCATION

The subject property is located on Station Road, Whitley Bay.

The location benefits from good passing pedestrian footfall and vehicular traffic.

The surrounding occupiers consist of a mixture of retail, leisure and residential.

The Whitley Bay Metro Station is located circa 100m away, with local buses and amenities operating close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a double fronted ground floor former restaurant with large dedicated private external seating area to the front.

Internally the accommodation provides an open plan restaurant / sales, with bar counter and additional stores, WC facilities and kitchen area.

To the rear of the property, via the kitchen, is a small yard with access to the rear lane.

Formerly trading as an Italian restaurant (Pranzo Trattoria) the property can be operated for a variety of uses.

Externally there is a large private seating area secured to the boundaries with a combination of brick wall and timber fencing.

Within this front area is a small secure lock up store.

ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Ground Floor Restaurant / Sales
(Inc kitchen and stores)
82.89 m² (892 sq ft)

External store 7.4m² (80 sq ft)

**TOTAL GIA 90.29 M²
(972 SQ FT)**

SERVICES

It is understood that all mains services are provided to the building, including mains electric, gas, water and drainage.

(The premises also benefit from an Alcohol Licence – full details upon request).

(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 Local Rating Authority website that the premises are assessed as follows:

RV £10,250 (April 2026)

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

SERVICE CHARGE

It is understood there is a nominal service charge payable for the maintenance and upkeep of common areas.

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT BOND

The landlord will require a rental bond of 3 months minimum term.

RENT

The landlord is seeking a market rent of £25,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

ENERGY CERTIFICATE

B-50

Full details upon request.

PERFORMANCE

VAT

VAT will not be chargeable.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

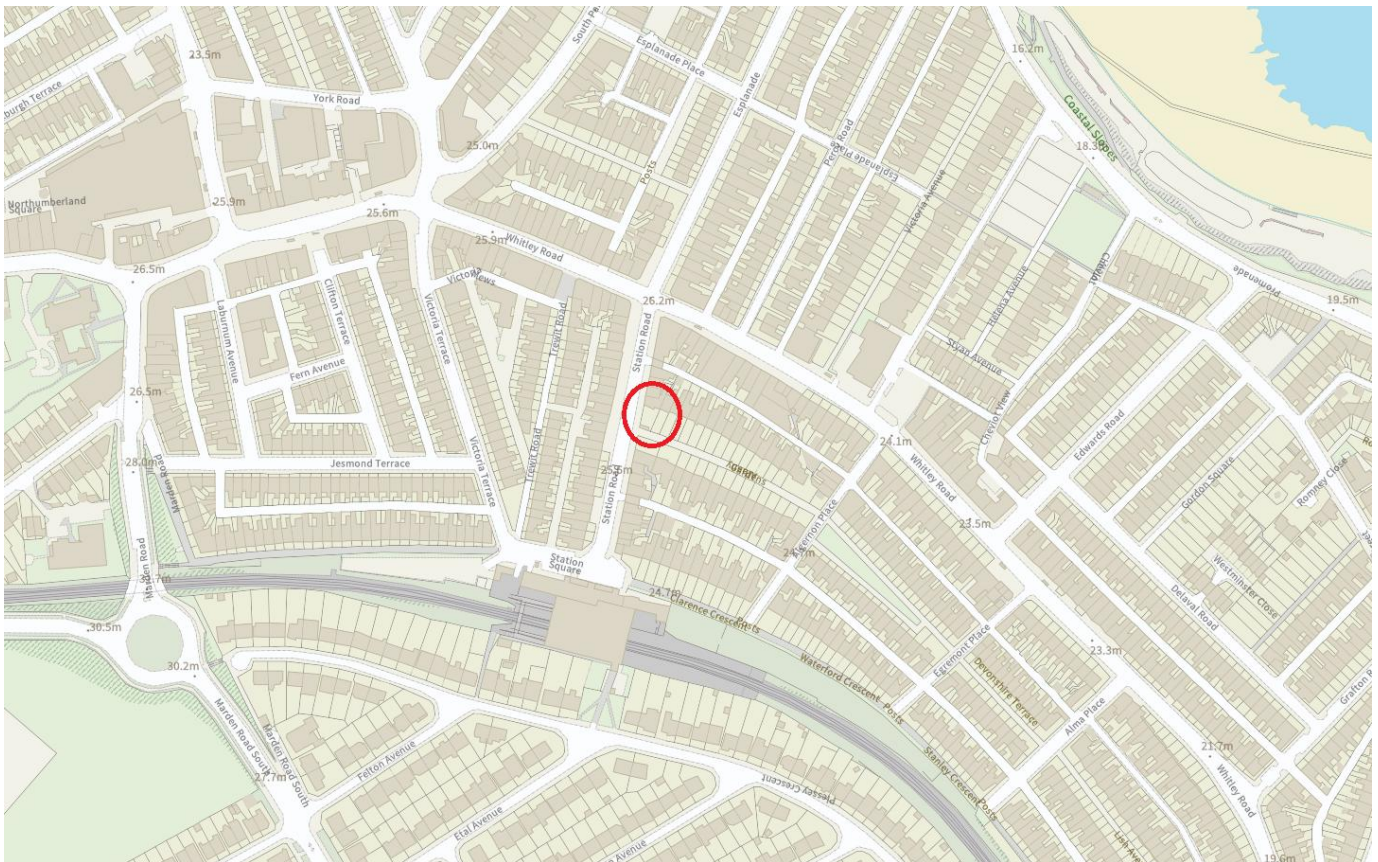
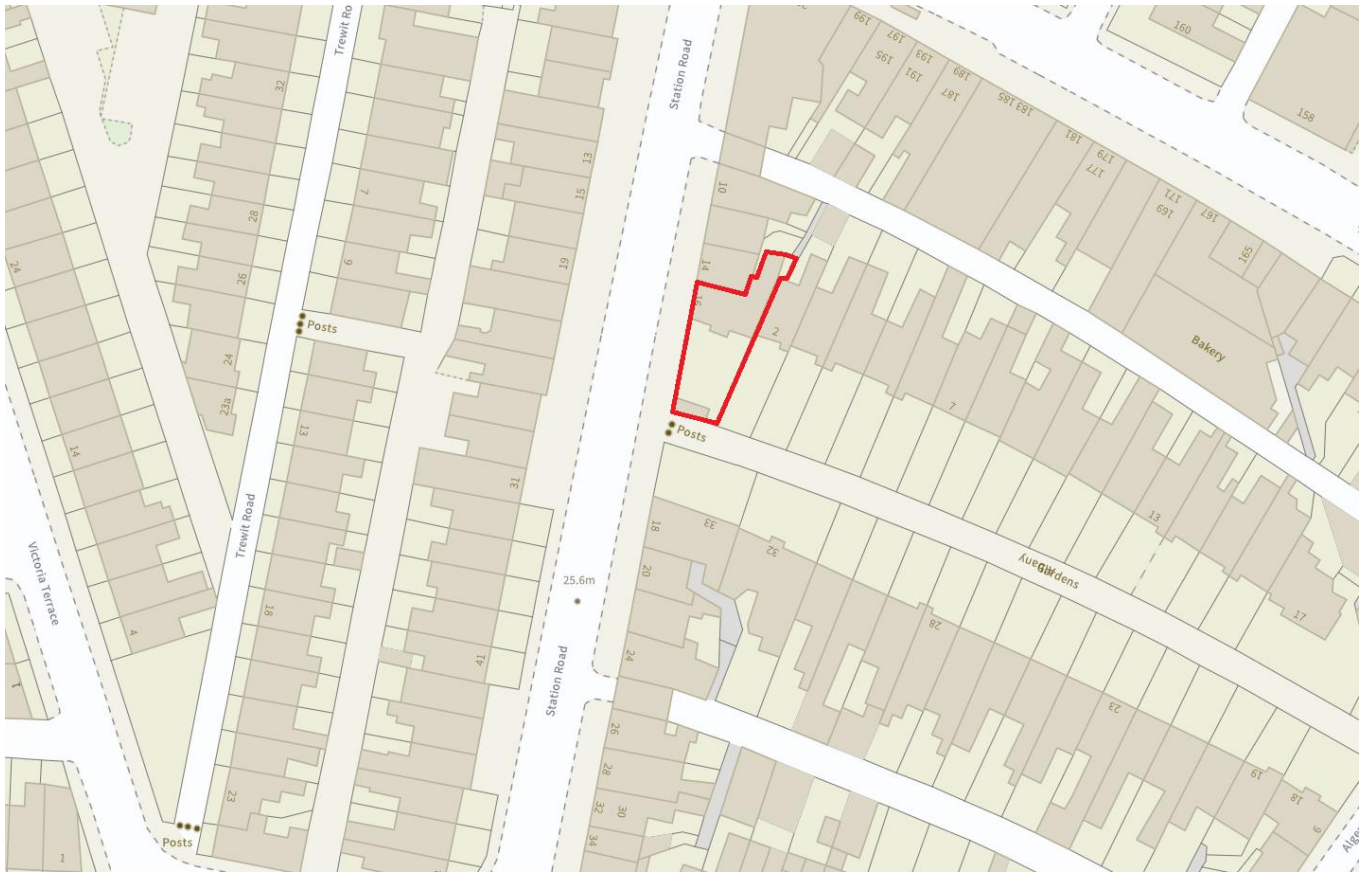
James E F Pain

Tel: 07841 871710

Email:

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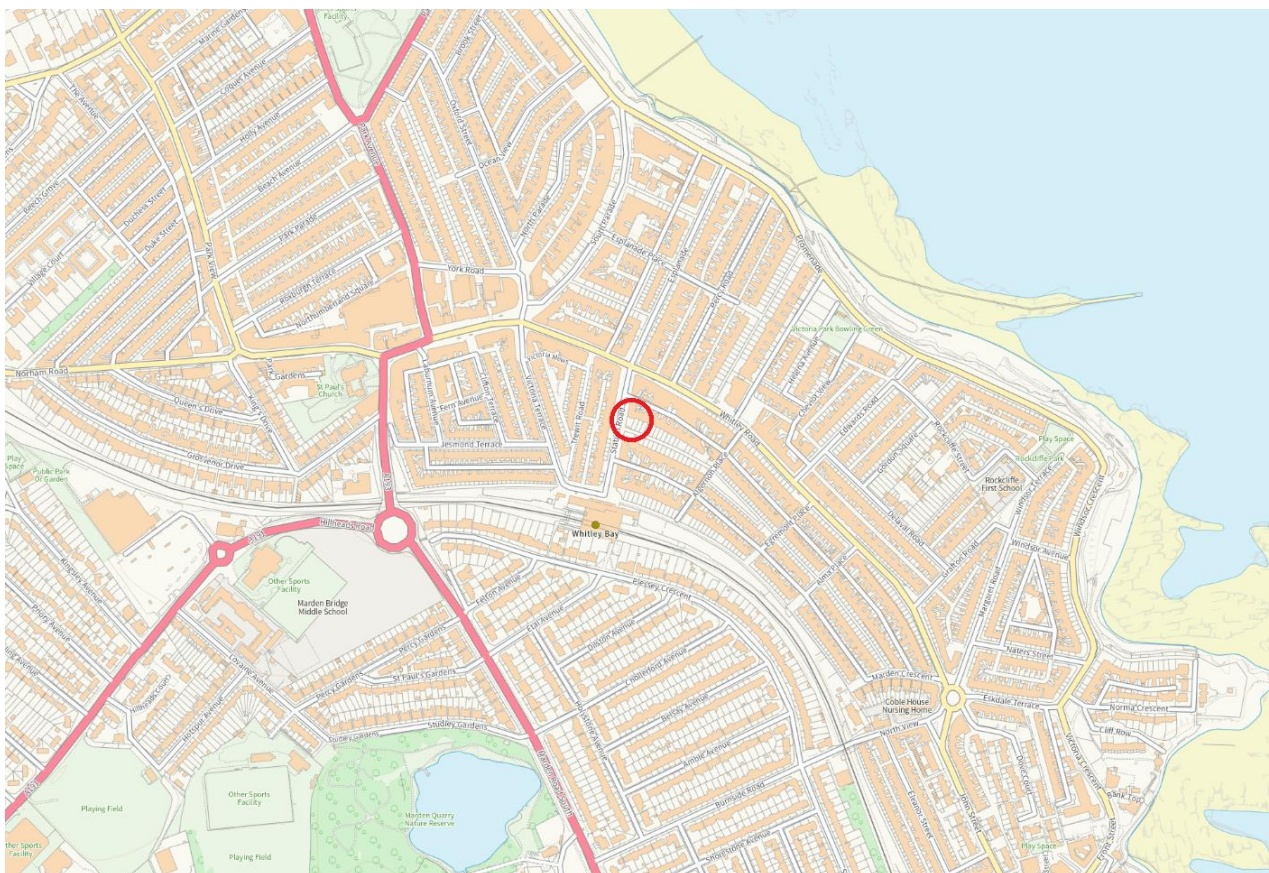
June 2026



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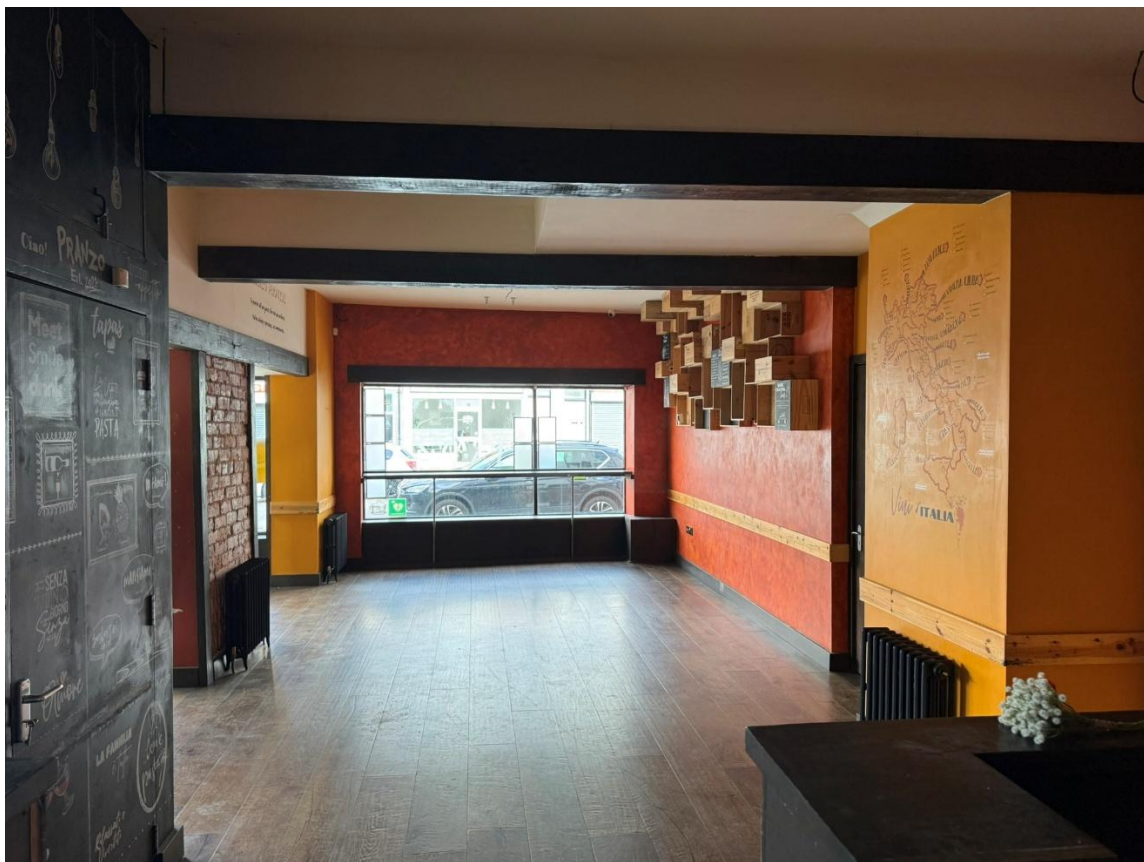
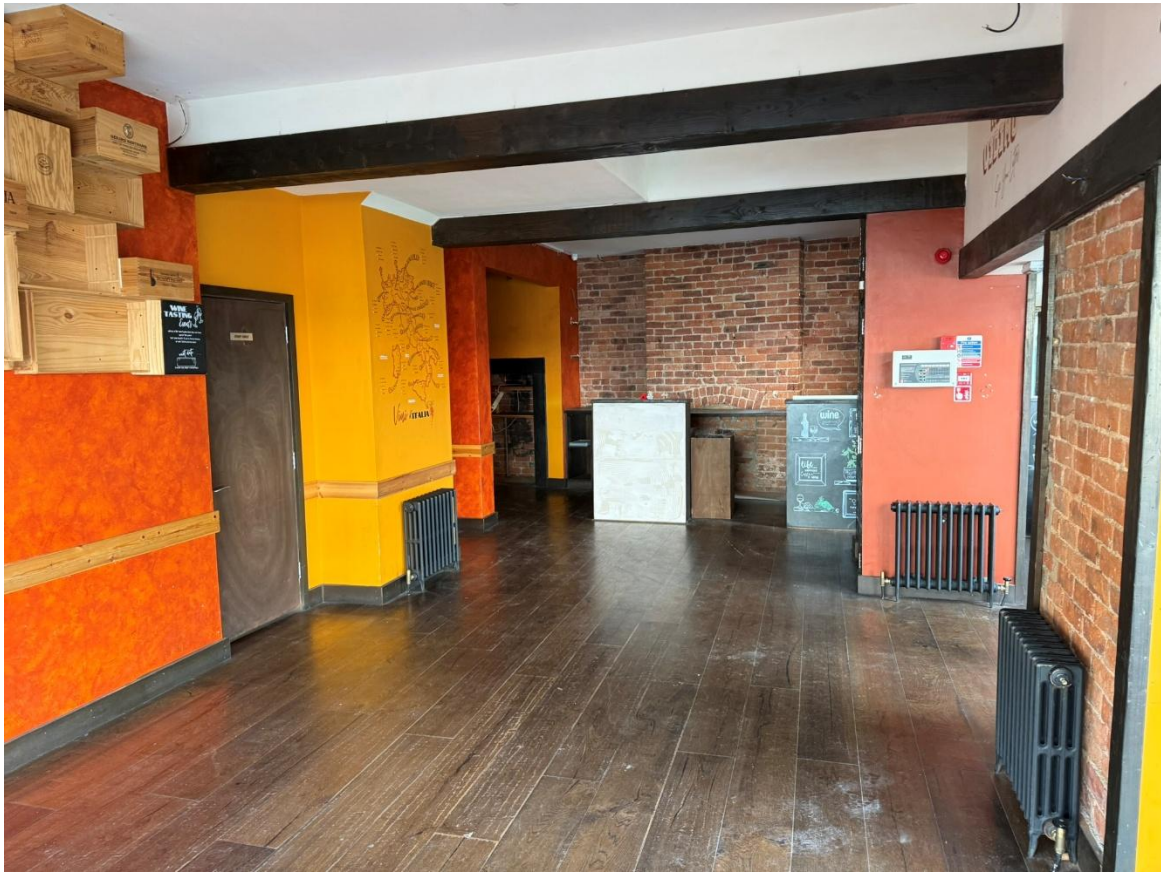
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