



Retail in NE26

Esplanade, Whitley Bay, Tyne and Wear,
NE26 2AG

£85,000

Tenure

Freehold

On Street parking

Property features

- ✓ Two Storey Retail Property
- ✓ Ground floor shop
- ✓ First floor Storage
- ✓ Freehold Title
- ✓ Tenanted at £6,000 per annum

Description

The subject property briefly comprises a two storey retail investment, situated in the heart of Whitley Bay town centre. The property is surrounded by local amenities including shops, pubs and restaurants and is well connected with public transport nearby. The property has been tenanted for a number of years with a passing rent of £6,000 per annum.

VIEWINGS STRICTLY BY APPOINTMENTS ONLY.

Price: £85,000

Property Type: Retail

Business Type: General Dealers

Internal Size: 1100 Square Feet

External Size: 1100 Square Feet

Parking: On Street

Location

The subject property is located just off Whitley Road, providing good road and transport links. The property is surrounded by local amenities and it is located approximately 0.2 miles from Park View Shopping Centre.

Accommodation

The property briefly comprises a ground floor retail premises with extension to the rear to incorporate a workshop and storage to the first floor.

Ground Floor

Retail - 48.75 sq. m. (495.91 sq. ft.)

Workshop - 15.26 sq. m. (164.25 sq. ft.)

Workshop - 16.21 sq. m. (174.50 sq. ft.)

Kitchen - 3.18 sq. m. (3.26 sq. ft.)

WC - 5.34 sq. m. (57.43 sq. ft.)

First Floor

Storage - 10.23 sq. m. (110.12 sq. ft.)

Storage - 6.76 sq. m. (72.79 sq. ft.)

TOTAL 103.05 sq. m. (1,109.25 sq. ft.)

Please note: the first floor residential accommodation is not included within the sale of this property.

Tenure

Freehold. Title number: TY36795

Lease Terms

The property is tenanted at £6,000 per annum on a 5 year term which commenced on the 01/07/2023 and ends 01/07/2028.

Rateable Value

The adopted rateable value is £5,600 as of 1st April 2017. Sourced from VOA.

Energy Performance Certificate

We await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Esplanade, Whitley Bay, Tyne and Wear, NE26 2AG

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

