



## 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.

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## 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.

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## Tenure

Freehold. Title number: TY36795

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## 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.

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## Rateable Value

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

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## Energy Performance Certificate

We await a copy of the Energy Performance Certificate.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto: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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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