

**PROMINENT RETAIL UNIT
TO LET**

GAVINBLACK
— & PARTNERS —



82a PARK VIEW, WHITLEY BAY, TYNE & WEAR, NE26 2TH

- Substantial ground floor 136.75 m² (1,472 ft²) capable of subdivision
- Additional showroom/ancillary space at first floor level
- Prominent corner position
- Nearby occupiers include Tesco, Rook Matthews Sayer & Newcastle Building Society

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LOCATION

The property is prominently located at the junction of Park View, Norham Road and Kings Drive, in the heart of Whitley Bay's principal shopping area.

Nearby occupiers include Tesco, Newcastle Building Society, Rook Matthews Sayer and Saks Hairdressing.

The covered Park View Shopping Centre is approximately 200 metres to the east.

DESCRIPTION

The property comprises a substantial corner retail unit arranged over ground and first floor levels. The accommodation benefits from full height display windows across its entire frontage.

The first floor provides further showroom/ancillary space, whilst there are storage areas to the rear of the ground floor.

ACCOMMODATION

The net internal areas are as follows:

82a Park View

Ground Floor		
Sales	117.80	1268
Store	18.95	204
Subtotal	136.75	1472
First Floor		
Showroom	69.86	752
Total	206.61	2,224

PLANNING

We understand that the unit benefits from an existing Class A1 (retail) consent.

Interested parties should however make their own enquiries with North Tyneside Council (0191 643 2310).

RATING

According to the Valuation Office Agency website the property has a Rateable Value of £15,500. Rates payable will be approximately £7,425.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease. The tenant will be responsible for internal repairs and will reimburse the landlords costs in maintaining the structural elements of the property and building insurance.

RENT

The property is available at an initial rent of £22,500 per annum.

LEGAL COSTS

Each party will be responsible for their own costs in the transaction.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.

September 2013
Amended February 2016

82 PARK VIEW, WHITLEY BAY, TYNE & WEAR, NE26 2TH



Energy Performance Certificate Non-Domestic Building



Blueberry Square
82 Park View
Whitley Bay
NE26 2TH

Certificate Reference Number:
0980-1993-0387-6030-3054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **123** This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 317
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 183.1

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built
69 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not oblate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.