



## 12 East Parade, Whitley Bay, North Tyneside NE26 1AP

- Spacious ground floor commercial unit
- Net internal area 118 sq. m. (1,270 sq. ft.)
- Hot food takeaway (Sui generis use class) with 4:00am licence
- Prime seafront location with high footfall & visibility
- Two front parking spaces with scope for licensed outdoor seating (stpp)
- Suitable for a variety of other uses (subject to planning permission)
- New flexible lease terms available

**Rent £20,000 per annum**

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## Location

The property is prominently located on East Parade, Whitley Bay, occupying a prime seafront position with uninterrupted views over the North Sea. Situated in one of the town's most desirable coastal stretches, the premises benefit from high visibility and strong footfall, particularly during peak tourist seasons.

East Parade forms part of the main coastal route linking Tynemouth and Blyth and lies at the heart of Whitley Bay's thriving hospitality and leisure circuit. The immediate vicinity includes a mix of well-established restaurants, cafés, and hotels.

This location also benefits from significant public investment and regeneration in recent years, enhancing its appeal to both residents and visitors. With excellent access to public transport and ample parking nearby, the unit offers a rare opportunity to establish a variety of businesses in a bustling, high-demand coastal setting.

## Description

The available accommodation comprises a ground floor hot food takeaway unit, forming part of a three-storey mid-terraced property. The upper floors have recently been converted to high-quality short-term holiday lets (Airbnb use), complementing the commercial use at street level. Most recently operating as a pizza takeaway, the premises benefit from a 4:00 am hot food licence.

The unit is presented in shell condition, offering a blank canvas for incoming operators to undertake their own bespoke fit-out. No fixtures, fittings, or catering equipment are included as part of the letting.

To the front of the property, there are two dedicated parking spaces, which may also present an opportunity for outdoor seating, subject to securing the appropriate licence from North Tyneside Council. Additionally, a rear service access provides potential for delivery operations if required.

## Floor Area

118 sq. m. (1,270 sq. ft.)

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£20,000 per annum

## Planning

We have verbally been informed the unit benefits from consent for its current use as a hot food takeaway (Sui Generis Use Class) under the Town & Country Planning Use Classes Order as amended 1 September 2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

We are informed that the property benefits from the following permitted trading hours:

Sunday to Wednesday: 12:00 noon – 2:00 am

Thursday: 12:00 noon – 3:00 am

Friday & Saturday: 12:00 noon – 4:00 am

## Viewing

Strictly by appointment through this office.

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Rateable Value

The 2025 Rating List entry is Rateable Value £12,250

## Viewing

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## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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