



## 20 Front Street, Tynemouth, North Tyneside NE30 4DX

- Prominent double-fronted ground floor retail unit
- Floor Area 115.7 sq. m. (1,246 sq. ft.)
- Prime location on sought-after Tynemouth Front Street
- High footfall year-round from residents and visitors
- Ample pay-and-display and free surrounding parking
- Suitable for variety of uses stpp
- Rent circa £21,600 per annum

**Price: £39,950 Leasehold**

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## Location

The premises occupy a prominent position on the highly sought-after Front Street in Tynemouth, one of the North East's most vibrant coastal destinations. The area enjoys a strong year-round footfall, attracting both local residents and a significant number of visitors. Tourism peaks during the summer months, but weekends throughout the year remain consistently busy due to Tynemouth's popular attractions, markets, and seafront.

Front Street is home to an eclectic mix of independent retailers, cafés, restaurants, and bars, alongside well-known operators such as the Co-operative Food. Nearby businesses include boutique clothing stores, hair and beauty salons, florists, and a range of guest houses and B&Bs, all contributing to a lively and thriving trading environment.

Convenient parking options are available, with ample pay-and-display spaces directly to the front of the premises and free parking available on surrounding residential streets.

## Description

Situated on the ground floor of a two-storey building, the property benefits from a prominent double-fronted façade, enhancing its visibility to passing trade. Internally, it offers an attractive split level open-plan retail area with ancillary accommodation, kitchen/W.C and small court yard to the rear.

It is currently trading as Fine & Sandy a gift, home accessories and soft furnishing business but offered with vacant possession. The unit would be suitable for a variety of uses subject to the correct use class.

## Floor Area

Area	Sq. m.	Sq. ft.
Retail	96.93	1,043.34
Store	17.14	184.49
Kitchen/W.C	1.61	17.32
<b>Net Internal</b>	<b>115.76</b>	<b>1,246</b>

## Tenure

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

## Price

The unit is available with a rental premium of £39,950, reflecting its prime location and excellent potential.

## Rent

We have verbally been informed the new rent will be circa £21,600 per annum

## Rateable Value

The 2025 Rating List entry is Rateable Value £18,500

## EPC Rating

B

## Viewing

Strictly by appointment through this office.

## Notice

The unit next door is also available for a premium of £27,500 & asking rent circa £20,000 per annum, the units may be able to be combined subject to a deal being agreed.

## Important Notice

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3. Any areas, measurements and distances given are approximate only.

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**Prepared: 28<sup>th</sup> August 2025**

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