



251-253 Whitley Road, Whitley Bay, North Tyneside NE26 2SY

- Prominent ground floor retail unit with additional basement
- Ground floor 67 sq. m. (732 sq. ft.) / Basement 53.07 sq. m. (571.24 sq. ft.)
- Formerly traded as a café but suitable for a variety of uses
- Prime trading location on Whitley Bay's main retail parade
- Eligible for small business rate relief
- Well presented unit, ready for immediate occupation

Rent: £12,500 per annum

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Location

Whitley Road is a bustling shopping parade located in the centre of the Coastal Town, Whitley Bay. It benefits from excellent footfall and passing trade. The town itself is currently going through regeneration, being a popular North Tyneside Town, which will only increase the interest in the future. It is a popular seaside commuter town, with a district population of 36,500 people (Focus 2001), and a wider catchment of 200,000 people. Retailers located within close proximity include Greggs, B & M, Wetherspoons, Subway, Holland and Barrett among others.

Description

The premises comprise a mid-terrace ground floor retail unit, offering a versatile open-plan trading area, together with a fitted kitchen, store room, and separate male and female W.C. facilities. In addition, the property benefits from a substantial basement, providing excellent supplementary storage accommodation.

The unit was most recently occupied as a café, however, it is considered suitable for a wide range of alternative uses, subject to the necessary planning consents and use class requirements.

Floor Area	Sq. ft.	Sq. m.
Ground Floor	732.91	67.09
Basement	571.24	53.07
Total	1,394	120.16

Tenure

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

Rent

£12,500 per annum

Rateable Value

The 2025 Rating List entry is Rateable Value £9,600.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Costs

The ingoing tenant is responsible for the landlord's legal fees.

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.

Viewing

Strictly by appointment through this office.

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.

Ref I307 (version 1)

Prepared 15th September 2025

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