

- Ground floor former restaurant
- Net internal area 106 sq. m. (1,149.97 sq. ft),
- Modern industrial interior offering a versatile environment
- High footfall location within vibrant Whitley Bay coastal town
- Appealing to investors seeking a well-located coastal commercial unit
- Flexible for alternative uses once restaurant equipment is removed



**16 Park Ave, Whitley Bay,
North Tyneside NE26 1DG**

Vacant Restaurant

Tenure: 150 Year Lease

Price £160,000 + vat

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Location

The unit is situated towards the bottom end of Park Ave, directly opposite Park View shopping centre. This is an area which benefits from excellent passing trade and footfall in the heart of the popular coastal town of Whitley Bay. This vibrant location benefits from strong footfall, consistent passing trade. Park Ave is known for its eclectic mix of independent retailers, cafes, bars, and specialist outlets, making it a sought-after destination for both residents and visitors.

Whitley Bay itself is a densely populated North Tyneside town currently undergoing significant regeneration and investment, further enhancing its appeal and long-term prospects.

With continued public and private development, improved infrastructure, and a growing tourism sector, the area is poised for increased commercial activity and rising demand—making this an excellent time to invest in a well-established hospitality business in this thriving location.

Description

This well-presented mid-terrace ground floor premises extends to approximately 106 sq. m. (1,149.97 sq. ft), offering a predominantly open-plan layout with a rear preparation area and male/female W.C. facilities. The measurements have been taken from the EPC certificate, and interested parties should carry out their own enquiries to satisfy themselves.

The interior features a modern industrial aesthetic, creating a clean and versatile environment suitable for a wide range of commercial uses.

Although the property is currently fitted out as a dining unit, most equipment will be removed on completion, providing a flexible blank canvas for alternative uses. This adaptable premises will appeal to both owner-occupiers and investors seeking a well-located unit within a popular coastal town.

Floor Area

106 Sq. m. (1,140.97 Sq. ft.) The stated floor area is based on the EPC certificate. Prospective purchasers/tenants must undertake their own due diligence to verify accuracy.

Planning

Planning permission was granted from Change of use from A1 to A3 Pizza Restaurant. The premises shall not be open for business outside of 08:00 - 23:00 on any day. Application Number 19/01598/FUL

Title Number

TY590897

EPC Rating

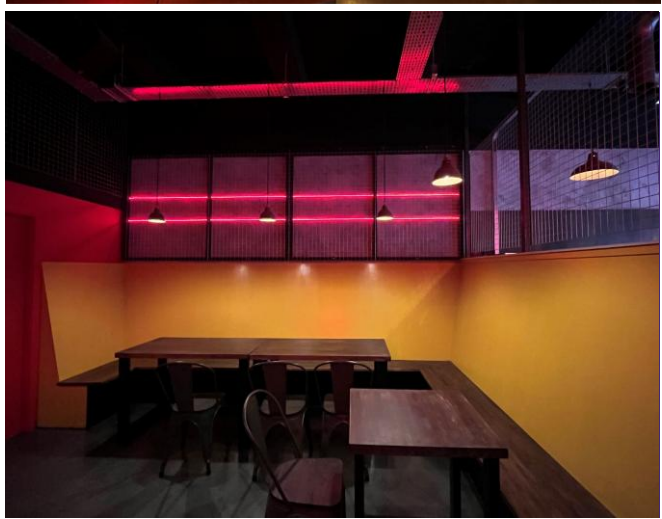
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Tenure

Leasehold – 150 years beginning on 11th July 2022 and ending on and including 10th July 2172.

Rateable Value

The 2026 Rating List entry is Rateable Value £12,250



Price

£160,000 + vat

Building Insurance / Service Charge

A contribution toward building insurance is payable to the head freeholder, who may also levy additional charges for repair works when required.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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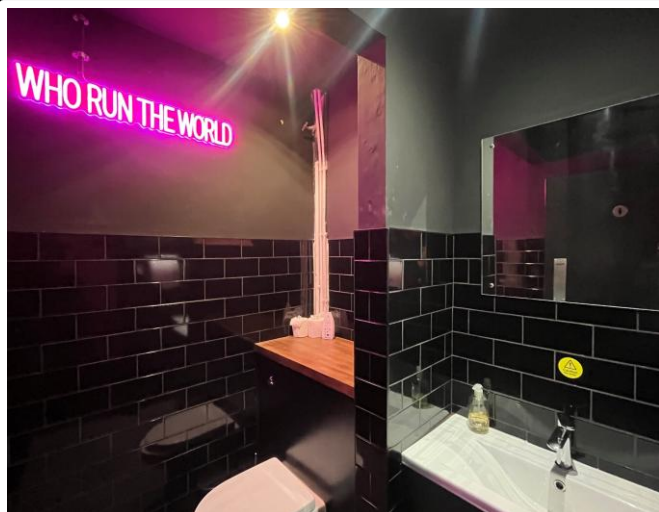
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Prepared 10th August 2026

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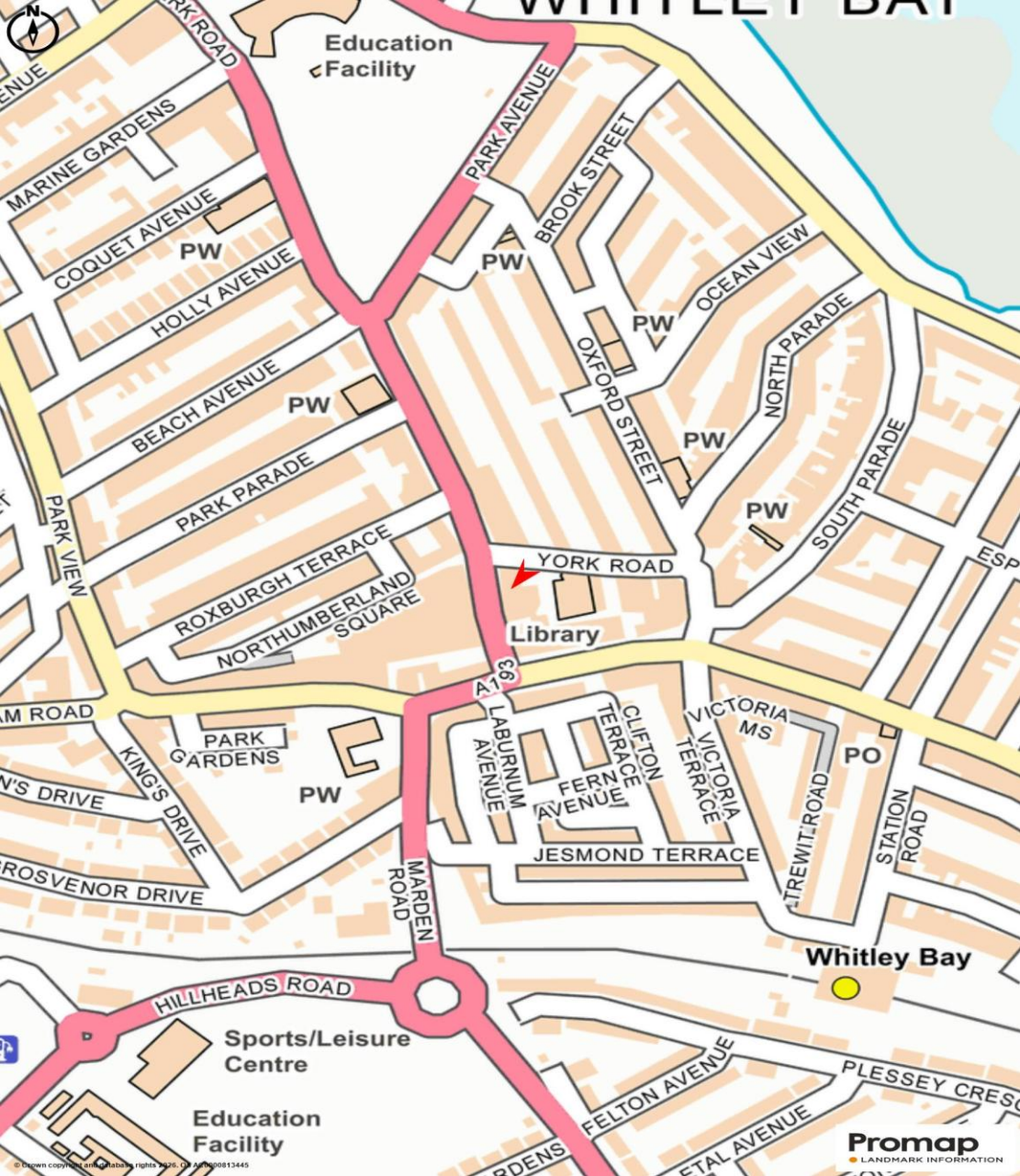
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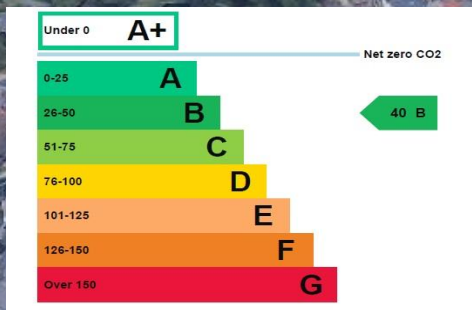
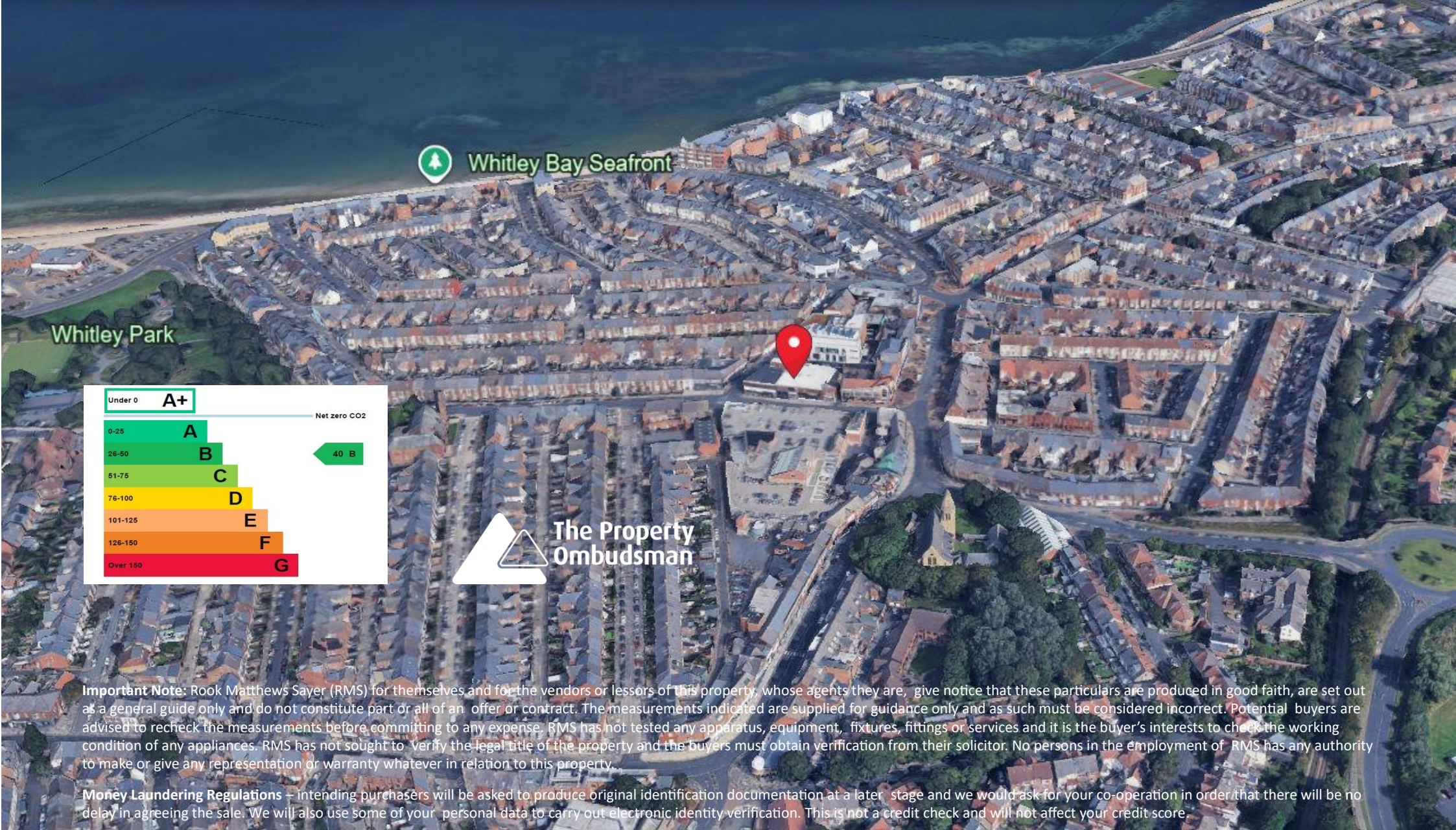
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