



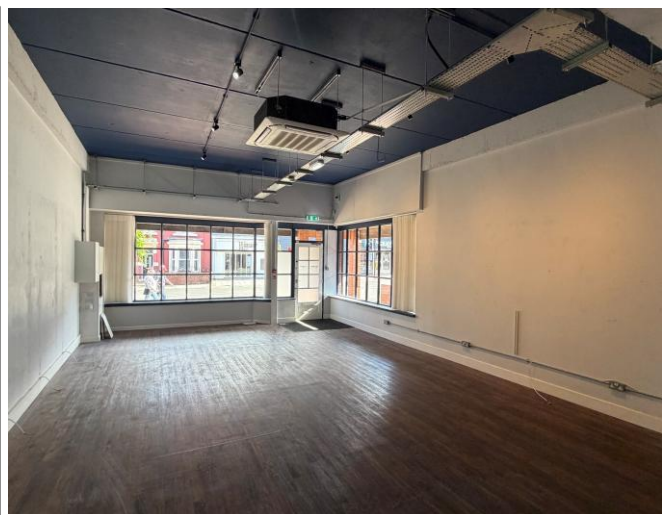
- Ground floor double-fronted retail premises
- Net Internal area 72 sq. m. (775 sq. ft.)
- Modern open-plan accommodation with ancillary space
- Prominent Park Avenue location in popular Whitley Bay district
- Suitable for a variety of uses (STPP)
- 100% small business rates relief (subject to occupier status)
- £500 annual service charge, includes buildings insurance



**3 Roxburgh House,
Park Avenue,
Whitley Bay NE26 1DS**

Rent: £9,000 per annum

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Location

The unit occupies a prominent position on Park Avenue, Whitley Bay, within an established mixed-use area comprising residential apartments, local retailers, professional services and leisure operators. Whitley Bay town centre, the seafront and Metro station are all within easy reach, whilst the A1058 Coast Road provides convenient access throughout Tyneside.

Description

An excellent opportunity to lease a well-presented ground floor retail unit extending to approximately 72 sq. m. (775 sq. ft.), prominently positioned within Roxburgh House, Park Avenue, Whitley Bay.

The property benefits from an attractive double-fronted glazed frontage, providing excellent natural light and strong visibility to passing pedestrians. Internally, the accommodation comprises a spacious open-plan retail area with a modern finish, complemented by a kitchen and staff WC facilities.

The unit has most recently been occupied as a fitness and wellness studio but would be suitable for a variety of retail, office, studio or service-based uses, subject to any necessary consents. Further benefits include a ceiling-mounted cassette air conditioning system, providing both heating and cooling throughout the accommodation.

Situated in a popular mixed commercial and residential location, the property offers a ready-to-occupy opportunity for businesses seeking flexible and well-presented premises within easy reach of Whitley Bay town centre and the surrounding coastal communities.

Parking

There is no designated parking allocated to the property; however, five parking bays are available directly to the rear on a first come, first served basis.

Floor Area

72 sq. m. (775 sq. ft.)

Rent

£9,000 per annum (Paid quarterly in advance).

Service Charge

A service charge of £500 per annum is payable, which includes the tenant's contribution towards the buildings insurance premium.

Deposit

The deposit requirement will be assessed on a case-by-case basis, having regard to the prospective tenant's covenant strength and overall circumstances.

Lease Terms

Leasehold - The property is available by way of a new lease on terms to be agreed. A minimum lease term of three years is required. The landlord will prepare the lease documentation at no cost to the incoming tenant.

Viewing Arrangements

Strictly by appointment through this office.





Rateable Value

The 2026 Rating List entry is Rateable Value £7,200

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.

EPC Rating

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Information Notice

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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 I542 (Version 1)

Prepared 18th September 2026

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