



- Ground floor retail premises
- Net Internal area 64 sq. m. (689 sq. ft.)
- 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

**5 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 64 sq. m. (689 sq. ft.), situated within Roxburgh House, Park Avenue, Whitley Bay. The accommodation comprises a spacious open-plan retail area together with two private offices, a kitchen and WC facilities, providing flexible accommodation suitable for a variety of occupiers. The layout lends itself to a range of retail, office, studio, consultancy, treatment, or service-based uses, subject to any necessary consents.

The property benefits from radiators throughout the premises, with gas central heating capable of being reinstated through the installation of a replacement boiler. Hot water is currently provided by an electric water heater.

Occupying a popular mixed-use location, the property is conveniently positioned close to Whitley Bay town centre, public transport links and the seafront. The premises offer an attractive opportunity for businesses seeking affordable and versatile accommodation within a well-established coastal location.

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

64 sq. m. (689 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

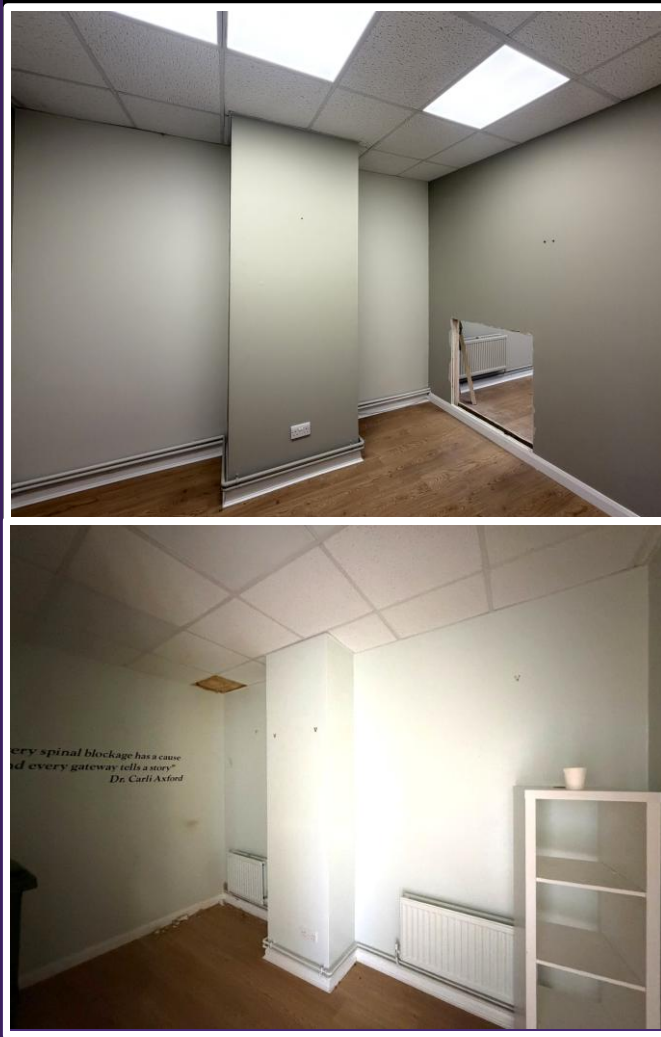
The deposit requirement will be assessed on a case-by-case basis, having regard to the prospective tenant's covenant strength and overall circumstances.

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 £7,000

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

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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