- Ground floor former takeaway unit
- Floor area 60.94 sq.m. (655.95 sq.ft.)
- Open plan service area, with commercial kitchen to rear
- Prominent position, close to Whitley Bay Metro Station
- Suitable for a variety of uses (STPP)
- Landlord will update electrics, prior to lease completion
- Suitable for a variety of cuisines
- 100% small business rates relief (subject to occupier status)



10 Station Road,
Whitley Bay
NE26 2QY

Rent: £13,200 per annum

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Location

The unit is located on Station Road, Whitley Bay. It is situated on a secondary retail area, of the popular coastal town, which has been part of a rejuvenation project, in recent years, and is surrounded by a mixture of local businesses – including takeaways, cafes, taxi office, off licence and retail. The street also benefits from on-street parking, via app Ringo and walking distance to Whitley Bay Metro Station.

Whitley Bay is a densely populated coastal town, on the north side of the River Tyne, approximately 12 miles east of Newcastle City Centre, which is accessible via A1058 Coast Road (which also links neighbouring areas of Tynemouth, North Shields and Wallsend, as well as the A19 – Tyne Tunnel).

Description

The property comprises a ground floor mid-terraced takeaway unit extending to approximately 60.94 sq.m. (655.95 sq.ft.), occupying a prominent position, on Station Road. The accommodation provides a spacious service area, to the front, along with W.C. facilities and storeroom (which could be removed, to extend service area) and a commercial kitchen, with large canopy, to the rear. It would be suitable for a variety of cuisines.

The premises have been occupied previously, by an Indian takeaway, which closed earlier in the year.

The current use class, being takeaway use (sui-generis) would mean a variety of other businesses may require a change of use, to Class E (please research this, with your local council, prior to any potential changes).

The landlord will be carrying out some updating works, on electrics etc and welcomes a variety of businesses/commercial uses (subject to obtaining the correct use).

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Floor Area
60.94 sq.m. (655.95 sq.ft.)

Rent
£13,200 per annum

Upfront Requirements
Subject to strength of proposal put forward. A deposit or Personal Guarantor may be required.

Lease Terms
Leasehold - The property is available by way of a new lease – Terms and conditions to be agreed.

Insurance
The landlord will be responsible for arranging and maintaining comprehensive buildings insurance for the property and will recover the tenant's proportion of the insurance premium as required under the terms of the lease. The tenant will be responsible for arranging and maintaining adequate contents insurance and business insurance cover in respect of their occupation and use of the premises.

Viewing Arrangements
Strictly by appointment through this office.





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Rateable Value
The 2026 Rating List entry is Rateable Value £7,600

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.

EPC Rating
B

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.
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   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 I550
Updated October 2026

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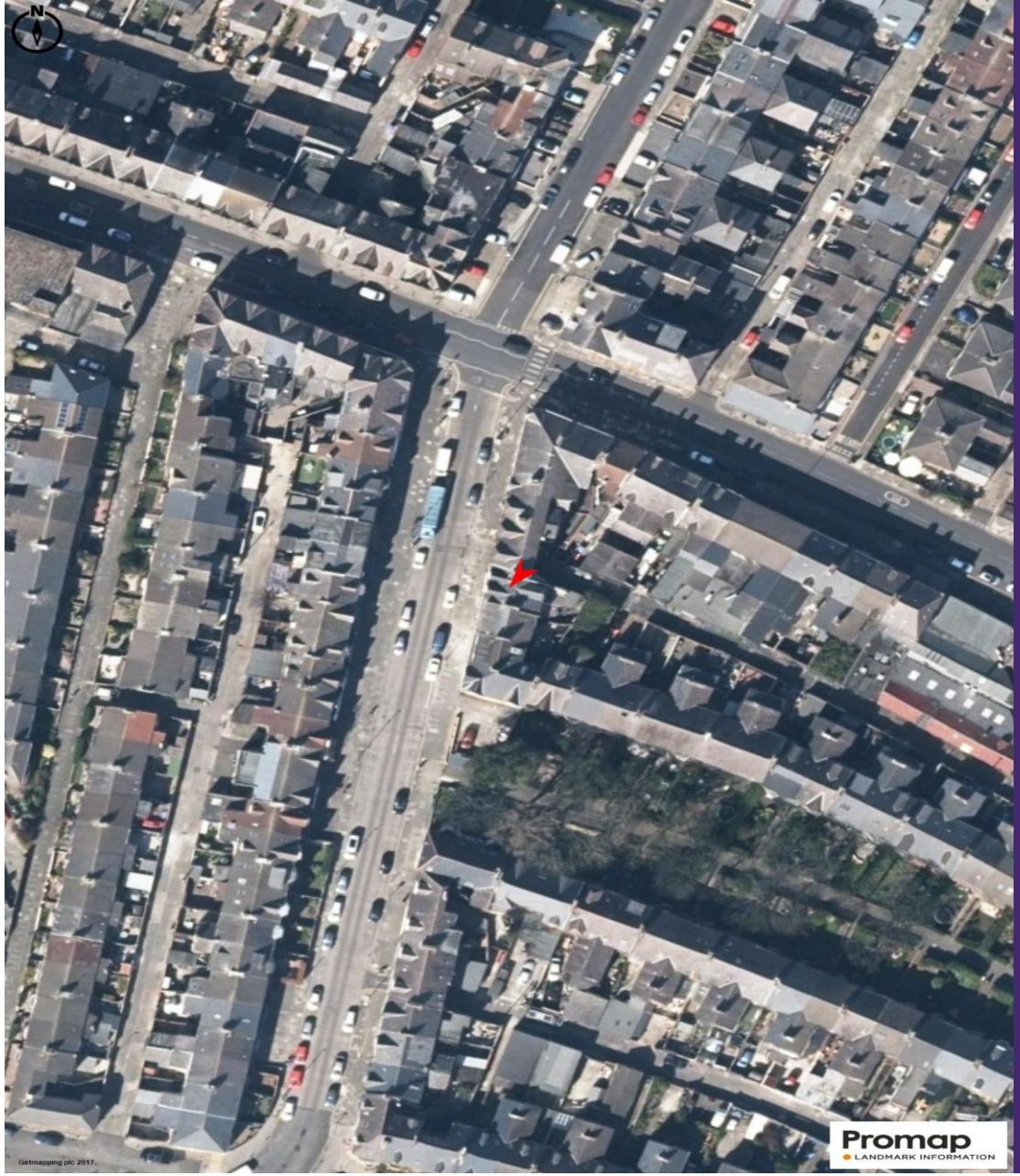
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