



**OFFICE PREMISES  
TO LET**



**104 PARK VIEW  
WHITLEY BAY  
TYNE AND WEAR  
NE26 3QL**

**781 SQ FT**

## LOCATION

Whitley Bay is a popular coastal town situated approximately 10 miles east of Newcastle City Centre and 8 miles north of Sunderland City Centre. Whitley Bay lies immediately to the north of Tynemouth and North Shields.

The property is located in a prominent location on the east side of Park View close to the junction with Park Parade. The area is a mix of national and local retailers which includes many banks, building societies and estate agents.

The main centre of Whitley Bay is only half a mile to the east where there is Park View Shopping Centre which was opened 5 years ago and benefits from car parking for 190 cars at roof level.

## DESCRIPTION

The premises comprise the first and second floors with their own entrance hall which are subdivided into three individual offices on each floor with a kitchen area at the rear of the first floor.

## SPECIFICATION

- Central Heating
- Carpeting
- Kitchen and W.C. Facilities

## ACCOMMODATION

The property has the following approximate net lettable floor areas:-

	M <sup>2</sup>	Sq Ft
Second Floor	28.18	303
First Floor	44.14	478
<b>TOTAL</b>	<b>72.59</b>	<b>781</b>

## TERMS

The property is available on a new effective full repairing and insuring lease for a term by arrangement.

## RENT

£5,750 per annum exclusive of rates.

## **VAT**

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## **VIEWING**

Strictly by appointment with the sole agents.

For further information please contact:

Mr Gavin Black  
Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ

Tel: 0191 230 2777  
Fax: 0191 232 7374  
Mobile: 07712 868 655  
Email: [gavin@gavinblack.co.uk](mailto:gavin@gavinblack.co.uk)

Mr Chris Pearson  
Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ

Tel: 0191 230 2777  
Fax: 0191 232 7374  
Mobile: 0783 432 8678  
Email: [chris@gavinblack.co.uk](mailto:chris@gavinblack.co.uk)

## Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.