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ESTATE AGENTS

SALES - LETTING - AUCTIONS

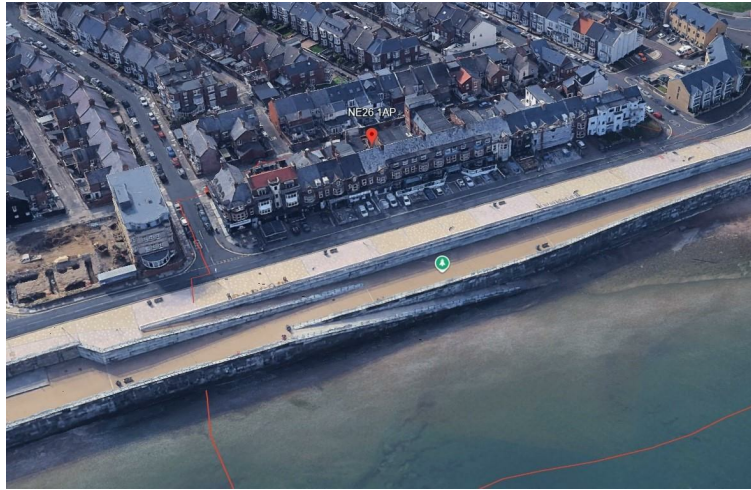


East Parade

Whitley Bay, NE26 1AP

£1,500 Per Month

East Parade, Whitley Bay



Description

Located in East Parade, this exceptional commercial property offers a prime seafront location that is sure to attract a significant amount of foot traffic. Spanning an impressive 1,270 square feet, this space is currently designated for hot food takeaway under the Sui Generis use class, complete with a valuable 4:00am licence, making it an ideal opportunity for those looking to enter the vibrant food and beverage sector.

The property boasts two front parking spaces, providing convenience for both customers and staff. Additionally, there is potential for licensed outdoor seating, subject to planning permission, which could enhance the appeal of your business and create a delightful al fresco dining experience.

The flexible lease terms available make this property an attractive option for a variety of potential uses. Whether you envision a charming café, a bustling restaurant, a trendy estate agency, a stylish salon, or even a modern gym or yoga studio, this space can accommodate your vision, subject to the necessary planning permissions.

With its enviable location and versatile potential, this commercial property on East Parade presents a remarkable opportunity for entrepreneurs and business owners alike. Do not miss the chance to establish your business in a thriving area that promises both visibility and accessibility.



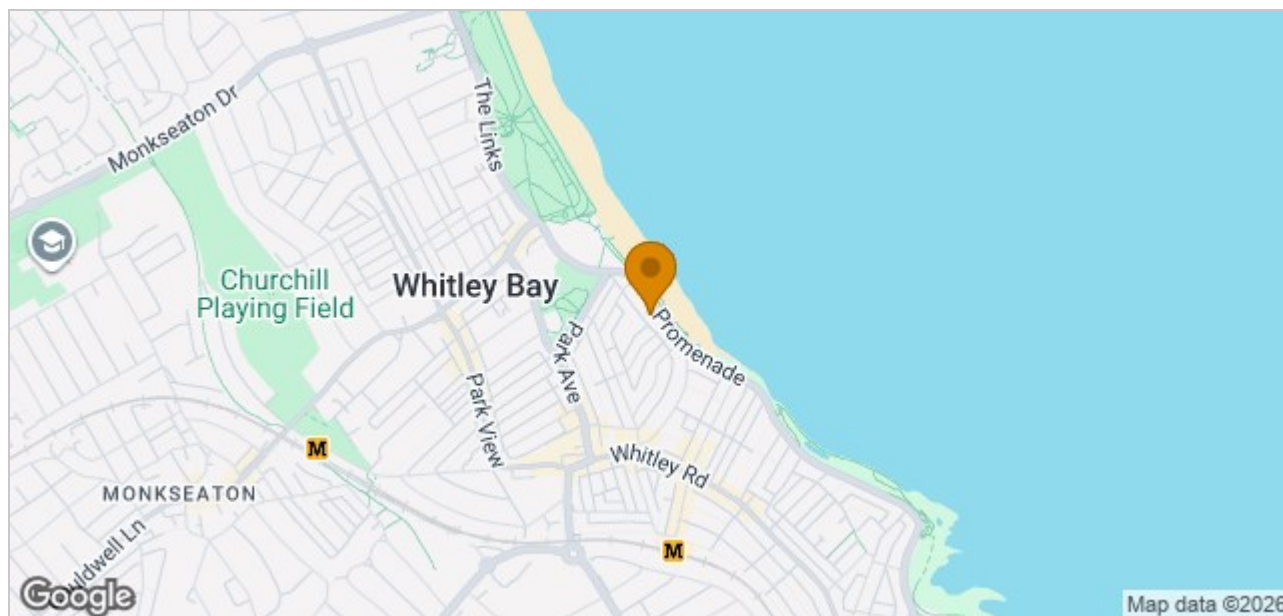
Key Features

- Spacious ground floor commercial unit
- Potential uses, cafe / restaurant / estate agents / salon / gym / yoga studios / flexible tennat
- Two front parking spaces with scope for licensed outdoor seating (stpp)
- flexible lease terms available
- Net internal area 118 sq. m. (1270 sq. ft.)
- Hot food takeaway (Sui generis use class) with late licence

East Parade, Whitley Bay



Area Map



Viewing

Please contact our Dean & Co Estates Office on 0191 823 8540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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