

# McGILLIVRAYS

## CHARTERED SURVEYORS



# TO LET

\* Available April 2018

**Former Job Centre, 158 Whitley Road,  
Whitley Bay, Tyne & Wear, NE26 2LY**



**0191 261 2525**  
[www.mcgillivrays.com](http://www.mcgillivrays.com)

## Former Job Centre, 158 Whitley Road, Whitley Bay, NE26 2LY

Detached office property in Whitley Bay town centre close to the Metro Station.

Available April 2018

### Location

The property is prominently situated on Whitley Road, Whitley Bay, one of the town's main retailing streets. Nearby occupiers include Boots, Pizza Hut, Carphone Warehouse, Grainger Games, Boots, Shakira, Shampan, Elder & Wolf, as well as Whitley Bay Health Centre.

The property is located around 250 metres from Whitley Bay metro station, is well located for local bus routes and is well served by on street parking provision.

Whitley Bay is a popular seaside town on the north east coast, currently undergoing much regeneration, currently focussed around the promenade and Spanish City areas of the town.

### Description

Detached three storey office property of traditional construction in the heart of the town.

The ground and first floor are mainly open plan in nature with the second floor being more cellular in layout.

The property is well served for in terms of staff facilities including toilets, kitchen, shower and staff room provision.

The property is headed via a gas fired central heating system, the windows are double glazed throughout and the property is served by a passenger lift.

### Accommodation

The existing property has been measured on a Net Internal Area (NIA) Basis:

Ground Floor	258 m2	2,777 ft2
First Floor:	237 m2	2,550 ft2
Second Floor:	231 m2	2,485 ft2
Total	726	7,812 ft2

### Business Rates & Council Tax Assessment:

The property is listed in the 2017 Rating List as follows:

Description:	Rateable Value:
Offices and Premises:	£60,500

**Rent:**

£62,500 per annum

**Services:**

We understand that the property benefits from all mains services, but suggest interested parties make their own enquiries in this regards.

**Planning:**

We understand that the property has consent for its current use; potential tenants should make their own enquiries. Please direct all planning enquiries to North Tyneside Council 0191 643 2310.

**VAT:**

We have been advised that the property is elected for VAT and therefore VAT is payable on the rent.

**Viewing and Further Information:**

Strictly by Appointment.

**Magnus McGillivray**

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Tel: 0191 261 2525

Subject to Contract

December 2017

**Misrepresentation Act 1967:**

McGillivrays Chartered Surveyors for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars
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5. None of the buildings or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

**Finance Act 1999:**

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991:**

Every reasonable effort has been made by McGillivrays Chartered Surveyors to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.