

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

OUR REF: NE1930



North East Commercial
Property & Business Agents

HOME INTERIORS & GIFT SHOP t/a "Blueberry Square"

174 - 176 Park View,
Whitley Bay NE26 3QP



- Established business in thriving coastal location.
- Turnover circa £200,000 per annum.
- Spacious retail unit with return frontage.
- Potential to incorporate other lines.
- Free on street parking to the front.
- Lease in place with low overheads.
- LEASEHOLD £29,000 plus stock at valuation.

0191 487 8566

www.northeastcommercial.co.uk

Location

The premises are located on Park View which is a thriving independent shopping area just to the west of the main town centre. This is now a sought-after retail and leisure district with a pleasant mix of independent traders that include coffee shops, jewellers, micro pubs and artisan food outlets such as bakers and butchers.

Whitley Bay has enjoyed some significant investment over the last 5 years and this has included the building of a Premier Inn on the seafront and the rerouting of roads which has subsequently improved traffic flow.

Business

This is a very long-established furniture, cards, gifts and accessories retailer which has been trading from this site for almost 15 years. There are extremely high levels of both footfall and passing traffic along Park View and access is easy with free on street parking directly outside the shops.

With such an established trading history, this business has built up a strong local reputation and enjoys a loyal customer base with plenty of repeat custom. The business stocks high quality products from national suppliers, some of which the business has exclusive local rights over, and there is also a bespoke website.

Items sold include bedroom, dining room and lounge furniture plus smaller complementary items including lamps and soft furnishings. There is also a range of smaller items available that include cards, gifts and wall art.

This is a rare to the market opportunity and would suit a couple or partnership to drive forward. Viewing is recommended to appreciate the scope available.

Premises

The premises comprise a ground floor lock up retail unit with return frontage. Accommodation;

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Ground Floor;

Sales Shop	69m ²	750ft ²
Garage / Store	25m ²	270ft ²
W.C.		

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Staff

The business is operated by our client with the help of 1 part time member of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:
Rateable Value £8,300 (from April 2023)
Rates free incentives subject to individual status.

Tenure

The premises are held by way of a 3 year FRI lease from 2021. The current rent is £11,000 per annum with no further reviews. Interested parties should seek legal confirmation of this.

EPC

Rating - D

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.