



84 Station Road, Ashington, Northumberland NE63 8RN

- Ground Floor Retail Unit
- Excellent Passing Trade
- New Flexible Lease Terms
- LED Lighting & Electric Roller Shutters
- Floor Area circa 65.9 sq. m. (709 sq. ft.)
- Suitable for a variety of uses (stpp)
- Located within a Busy Shopping Parade
- Presented to a High Standard

Rent: £8,400 per annum

COMMERCIAL

Location

The property is located on Station Road circa 150 meters from the main high street which has many national operators including EE, Superdrug, O2, Subway, Boots, Savers, Hays Travel, Greggs, Barclays and Halifax to name a few. Ashington is a large and densely populated town in south Northumberland and is approximately 6 miles east of Morpeth and 16.5 miles north of Newcastle upon Tyne.

The Property

The unit is located on the ground floor of a mid-terrace two storey property with pitched roof.

The floor area is circa 65.9 sq. m. (709.3 sq. ft.) consisting open plan retail area, store, kitchen and W.C facilities. It is presented to a high standard having recently undergoing a full refurbishment, including LED lighting and electric roller shutters.

Area	sq. m.	sq. ft.
Retail	52.62	566.39
Store	6.56	70.61
Kitchen	4.70	50.59
W/C	2.02	21.74
Total	65.9	709.3

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£8,400 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2022 Rating List entry is Rateable Value £5,700

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

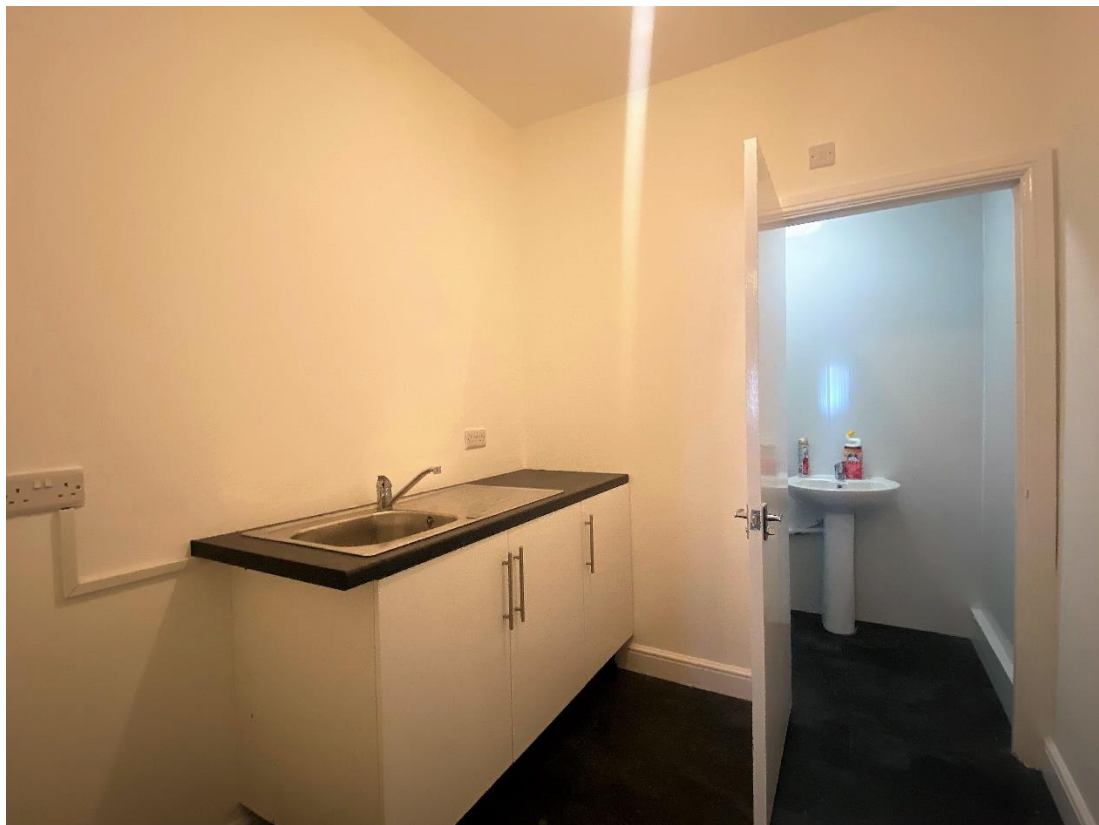
Important Notice

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. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. 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: H558 (Version 1)

Prepared: 16th June 2022

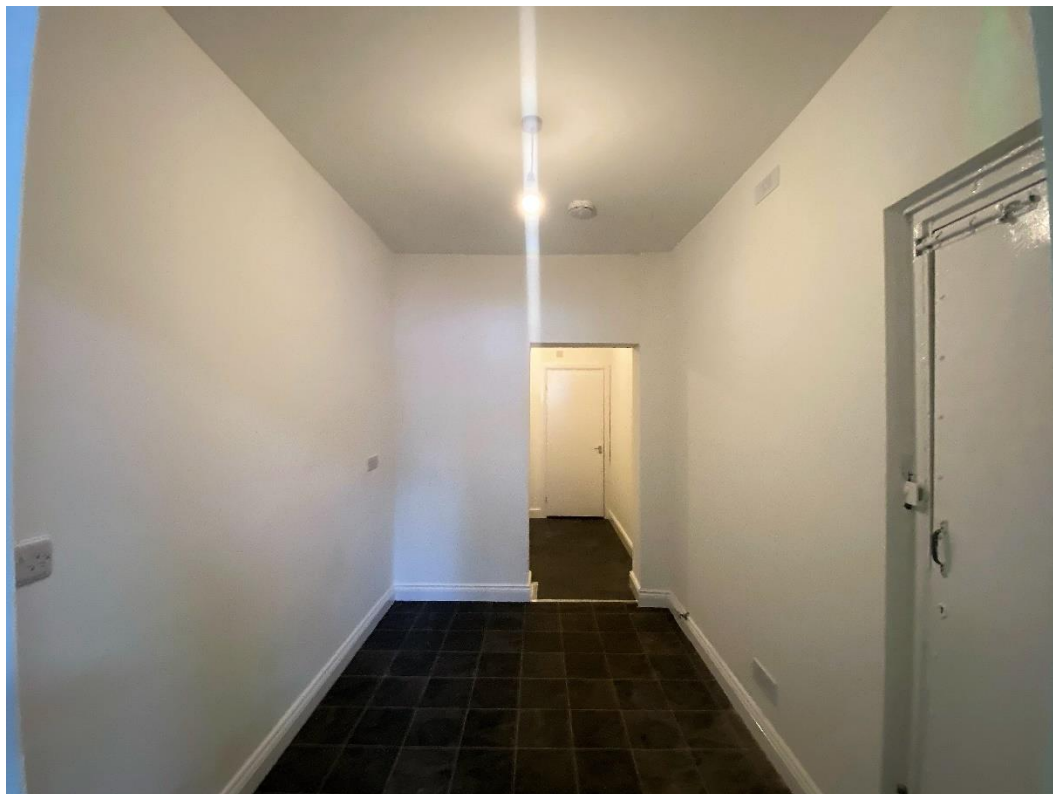
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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