

Retail | Office | Industrial | Land



## The Chip Inn

9 North Seaton Road, Ashington NE63 0AF

- Two Storey Fish & Chip Restaurant
- Floor Area 122.8 sq. m. (1,322 sq. ft.)
- Fully Equipped for the Trade
- Suitable for a Variety of Cuisines
- Excellent Passing Trade & Footfall
- New Flexible Lease Terms Available
- Prominent Town Centre Position

**Rent £10,800 per annum**

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## Location

The property is situated on North Seaton Road a busy row of both national and independent retailers. It benefits from excellent passing trade being one of the main routes into the Town Centre. 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. There is an excellent transport infrastructure with the A189 Spine Road, the Northumberland Coastal Route and excellent public transport links.

## Property Description

A two storey mid terrace property of red brick construction with pitched slate roof, consisting two storey former fish and chip restaurant. The unit still retains some fixtures and fittings and although it formerly traded as a fish and chip business would suit a variety of other cuisines.

Area	Sq. m.	Sq. ft.
<b>9 North Seaton Road</b>		
<b>Ground Floor</b>		
Service / Seating Area	37.45	403.10
Kitchen	20.37	219.26
<b>First Floor</b>		
Seating Area	48.01	516.77
Kitchen	15.48	166.62
<b>External</b>		
W.C	1.5	16.14
<b>Net Internal</b>	<b>122.81</b>	<b>1,321.9</b>

## Viewing

Strictly by appointment through this office.

## Rent

£10,800 per annum (paid monthly in advance £900)

## Tenure

Leasehold – A new lease is available; terms and conditions apply.

## Deposit

£1,800 (2 months rent)

## Fees

Costs relating to preparation of lease £1,000 plus vat (£1,200 inc)

## Rateable Value

The 2024 Rating List entry is Rateable Value £5,500

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: I130 (Version 1)**

**Prepared 13<sup>th</sup> November 2024**

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