



## 43a Station Road, Ashington, Northumberland NE63 9UZ

- Substantial Open Plan Retail Unit
- Floor Area 276.84 sq. m. (2,979.8 sq. ft.)
- Ground Floor & Basement Levels
- Dedicated Loading Area / Parking to Rear
- Suitable for a Variety of Uses
- Opposite Ashington's New Railway Station
- Prime Town Centre Pedestrianised Location
- Available For Sale or To Let

**Price: £150,000 Freehold / Rent £15,000 per annum**

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## Location

The property is centrally located on the main shopping parade within Ashington town centre. The property is surrounded by many national operators including EE, Superdrug, O2, Subway, Boots, Savers, Hays Travel, Greggs and Halifax to name a few. Ashington is a busy town in Northumberland circa 16 miles north of Newcastle upon Tyne and benefits from good transport links, providing direct access to the A189 and 6 miles to the east of the A1.

## Description

We are pleased to present this well-maintained end-of-terrace, single-storey retail unit, available for both sale and lease. The property is of traditional construction beneath a flat roof and includes additional ancillary storage space at basement level. A dedicated loading area is located at the rear of the building, along with parking facilities.

Previously occupied by Shoezone, the unit is in excellent condition and offers flexible accommodation suitable for a variety of uses, subject to the appropriate planning permissions and use class. This is an excellent opportunity for businesses seeking a prominent retail location.

## Floor Area

Area	Sq. m.	Sq. ft
<b>Ground Floor</b>		
Retail	139.6	1,502.64
Store	19.38	208.60
Total	158.98	1,711.24
<b>Basement</b>		
Store	39.36	423.66
Store	56.64	609.66
Store	5.4	58.12
Store	2.88	31.0
Kitchen	7.7	82.88
W.C	3.0	32.29
W.C	2.88	31.0
Total	117.86	1,268.63
<b>Combined Total</b>	<b>276.84</b>	<b>2,979.88</b>

## Tenure

Freehold or Leasehold.

## Price

£150,000 Freehold.

## Rent

£15,000 per annum (A new lease is available, terms and conditions to be agreed.)

## Rateable Value

The 2024 Rating List entry is Rateable Value £17,750

## Viewing

Strictly by appointment through this office.

## 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: I208 (Version 1)**

**Prepared: 25<sup>th</sup> March 2025**

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