



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
Ground Floor		
Retail	139.6	1,502.64
Store	19.38	208.60
Total	158.98	1,711.24
Basement		
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
Combined Total	276.84	2,979.88

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

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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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