



141 Ashington Drive, Stakeford, Northumberland NE62 5AF

- Ground floor retail unit
- Floor area circa 49.12 sq. m. (528.72 sq. ft.)
- Prominent position within a busy neighbourhood shopping parade
- Well presented unit available for immediate occupation
- Ample free on-street parking available directly to the front of the property
- Small business rates relief
- Recently trading as a salon but suitable for a range of uses

Rent: £6,000 per annum

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Location

The property is situated in a prominent position on Ashington Drive, within the heart of Stakeford, a well-established residential area in Northumberland. The unit benefits from strong local footfall, with nearby occupiers including a mix of independent retailers, convenience stores, food outlets, and service-based businesses.

Stakeford lies approximately 2 miles south of Ashington and around 18 miles north of Newcastle upon Tyne, offering good transport links via the A189 and A19. The area is well connected by local bus services, providing easy access to surrounding towns and villages, and benefits from nearby residential catchment that supports steady customer demand.

The location offers excellent visibility to passing trade and is ideally placed to serve both the local community and surrounding areas.

The Premises

The unit is situated on the ground floor of a two storey mid terrace property within a busy shopping parade.

Description

The premises comprise a well-presented retail unit extending to approximately **49.12 sq. m. (528.72 sq. ft.)**. The accommodation is arranged to provide an open-plan retail area, a treatment/office space, kitchen facilities, W.C., and a separate store room with water heater.

Most recently occupied as a salon, the property is versatile in layout and would be suitable for a variety of alternative uses, subject to the necessary planning consents and use class regulations.

Floor Area

49.12 sq. m. (528.72 sq. ft.)

Rent

£6,000 per annum

Deposit

Deposit and advanced rent will be required

Viewing

Strictly by appointment through this office

Rateable Value

The 2025 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: I309 (version 2)

Prepared: 17th September 2025

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