



## Retail Investment

36 Station Road, Ashington, Northumberland NE63 9UJ

- Prime freehold retail investment
- Two storey property 145.8 sq. m. (1,570 sq. ft.)
- Rental income £12,000 per annum
- 12.6 % based on a guide price of £95,000
- Let to Hays Travel the U.K's largest independent travel agents
- 9 years from and including 31 July 2025 (Tenant break clause 31 July 2028 & July 2031)
- Prime town centre location
- Same parade as Boots, Super Drug, O2, EE & Greggs

**Auction Guide Price £95,000 +**

For Sale by Auction. Live Online Auction, bidding starts Tuesday 30<sup>th</sup> September 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

# COMMERCIAL

## 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, Card Factory, Greggs, Lloyds Bank 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

A mid terrace two storey property of brick construction under a pitch slate roof. The ground floor sales area has been fitted out in the standard Hays livery and format with the benefit of a Bureau de Change. The remainder of the ground floor is used as a kitchen/staff room and staff W.C. The first floor consists several store rooms.

## Accommodation

The premises are arranged on ground and first floors with the following approximate areas.

Area	Sq. m.	Sq. ft.
<b>Ground floor</b>		
Retail	57.81	622.26
Store	5.36	57.69
Kitchen/staff room	15.48	166.62
W.C	3.23	34.76
<b>First floor</b>		
W.C	3.29	35.41
Store	18.11	194.93
Store	19.32	207.95
Store	14.85	159.84
Store	8.4	90.41
<b>Total</b>	<b>145.85</b>	<b>1,569.9</b>

## Rental Income

£12,000 per annum

## Tenant

The property is current let to Hays Travel the U.K's largest independent travel agents.

## Lease

Renewal of existing lease – A term of 9 years from and including 31<sup>st</sup> July 2025 to and including 30<sup>th</sup> July 2034. Tenant break clause 31<sup>st</sup> July 2028 and July 2031. Review date fifth anniversary of contractual term.

## Yield

12.6 % based on a guide price of £95,000.

## Auction Guide Price

£95,000 +

## Viewing

Strictly by appointment through this office.

## Tenure

Freehold

## Auction

Live online auction, bidding starts Tuesday 30<sup>th</sup> September 2025, terms and conditions apply, see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## Important Notice

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.
- Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

Ref I303 (Version 1)

Prepared 11<sup>th</sup> September 2025

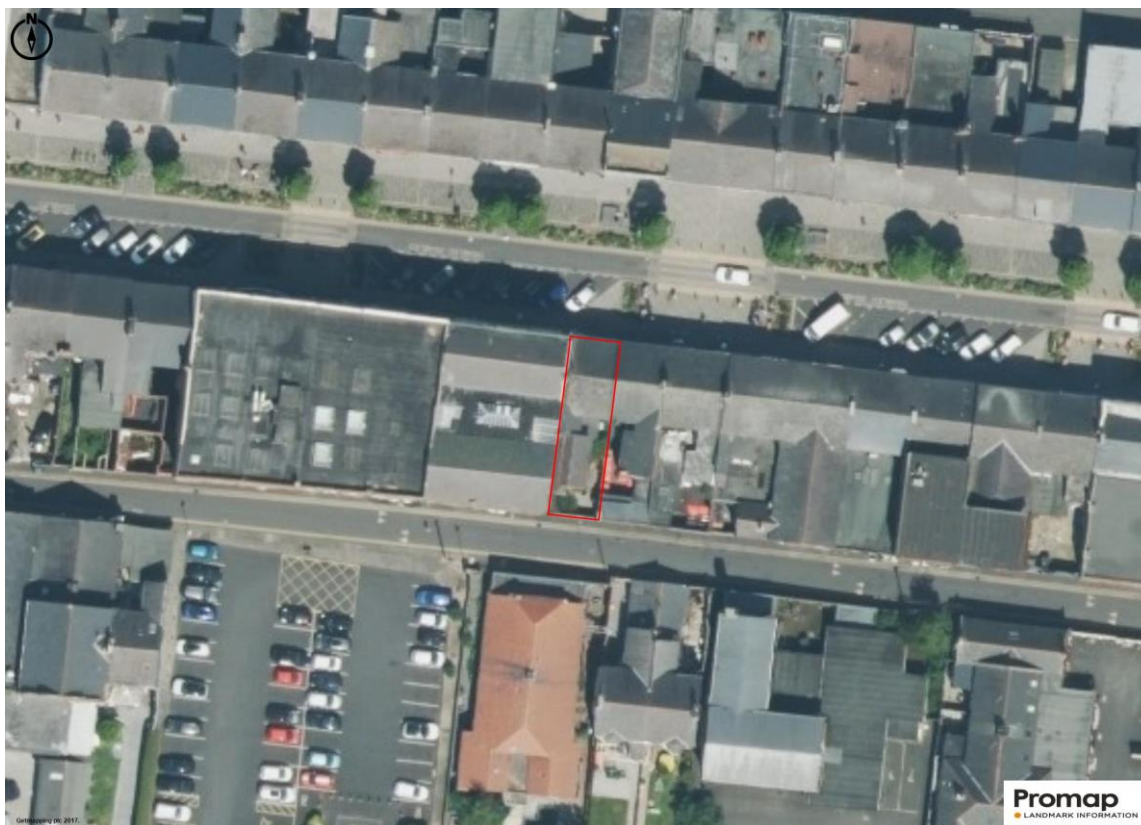
# COMMERCIAL



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.

R573

# COMMERCIAL



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.

R573