



5 North Seaton Rd, Ashington, Northumberland NE63 0AF

- Large three-storey semi-detached commercial property
- Floor area 253.58 sq. m. (2,729 sq. ft.)
- Former bar with existing fixtures and fittings
- Strong passing trade on main route to town centre
- Suitable for a variety of uses
- New flexible lease terms
- Possible eligibility for zero small business rates relief

Initial Rent: £15,000 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.

Description

We are pleased to bring to the rental market a substantial three-storey semi-detached commercial property, most recently operating as Vice City bar and club, extending to approximately 253 sq. m. (2,729 sq. ft.).

The ground floor comprises an open-plan bar area, with a first-floor function room offering additional versatile space and a second-floor office suite. The property benefits from ample WC facilities throughout.

The premises retain the majority of their existing fixtures and fittings, allowing for a straightforward reinstatement as a bar or licensed premises if desired. Alternative uses may also be suitable, subject to the appropriate planning consent and use-class requirements.

Floor Area

Area	sq. m.	sq. ft.
Ground Floor		
Bar	99.26	1,068.42
Ladies W.C	4.02	43.27
Mens W.C	6.19	66.62
Disabled W.C	2.87	30.89
Store	5.72	61.56
First Floor		
Bar/Function Room	116.15	1,250.22
Boiler Room	4.10	44.13
Second Floor		
Ladies W.C	5.64	60.70
Mens W.C	9.63	103.65
Total	253.58	2,729.5

Tenure

Leasehold – New lease terms available terms and conditions to be agreed.

Initial Rent

£15,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 to present rating list entry is rateable value £13,150. The future rateable value will be £10,500 from 1st April 2026.

Important Notice

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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.

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