

- Three storey mid terrace property
- Current rental income £21,392 per annum
- Fully occupied by Subway & Totally Wicked
- Net internal area 1,875 sq. ft. (174 sq. m.)
- Prime high street position next to Boots & Greggs
- Excellent investment opportunity
- Subway recently served a section 26, ref rent negotiation



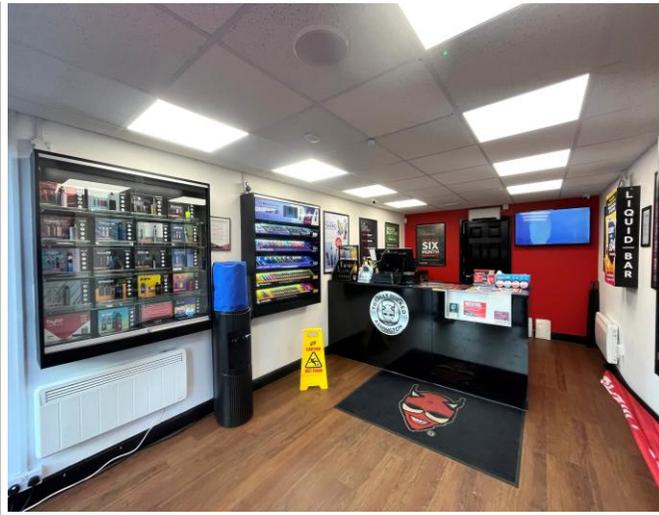
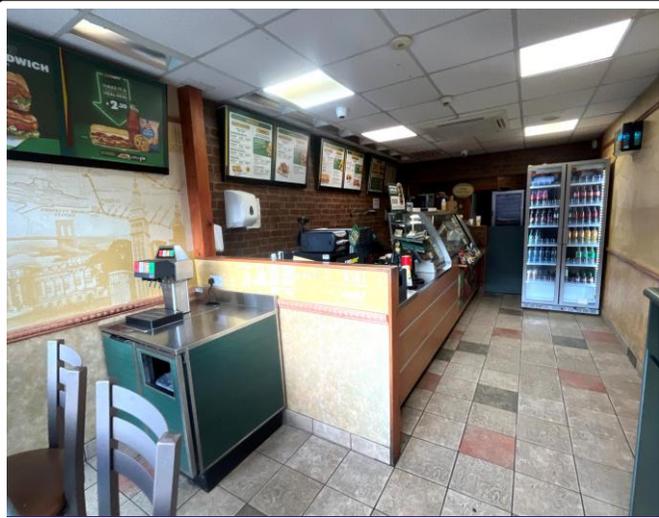
Prime Freehold Retail Investment
11/11a Station Road, Ashington,
Northumberland NE63 9UZ

Auction Guide Price £150,000 +

For Sale by Auction. Live Online Auction, bidding starts
Thursday 26th February 2026. Terms & Conditions apply,
see website: www.agentspropertyauction.com

Tenure: Freehold

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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, Boots, Savers, Hays Travel, Greggs, Heron Foods and Lloyds bank 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 mid-terrace, three-storey retail investment opportunity, prominently positioned and fully let to established occupiers. The property is divided into two self-contained units. Totally Wicked, an electronic cigarette retailer, occupies part of the ground floor at No. 11, extending to approximately 487.92 sq. ft. (45.3 sq. m.). The accommodation comprises a retail sales area, storage, kitchen, and WC facilities. The tenant also benefits from one allocated parking space to the rear of the property. Subway occupies the remainder of the ground floor together with the entire first and second floors at No. 11a, providing a total floor area of approximately 1,388.53 sq. ft. (129 sq. m.). The ground floor includes a sales area, office, storage, and an external garage. The first floor provides a kitchen, preparation area, office, and WC facilities, while the second floor comprises two offices and additional storage space. This fully tenanted asset offers investors an income stream from well-recognised national brands within a well-configured, multi-level retail premises.

Tenant	Accommodation	Sq. ft.	Rent	Lease Details
No.11a	Ground Floor	521.29	£11,000	10-year lease from 2013, The tenant is holding over, but has recently served a section 26 with a suggested rent of £5,500, our client has countered with a rent of £12,000 but awaits their response.
Subway	First Floor Second Floor	447.24 420.0		
No.11 Totally Wicked	Ground Floor	487.92	£10,392	A new 5 year lease was taken on 26 th January 2025, with a break 26 th Jan 2028.

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EPC Rating

D / Awaiting other

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Viewing Arrangements

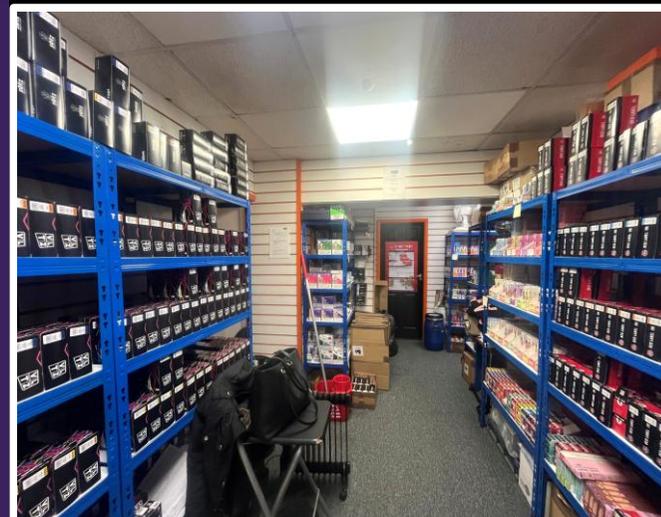
Strictly by appointment through this office.

Rateable Value (11 Station Road)

The 2026 Rating List entry is Rateable Value £7,900.

Rateable Value (11a Station Road)

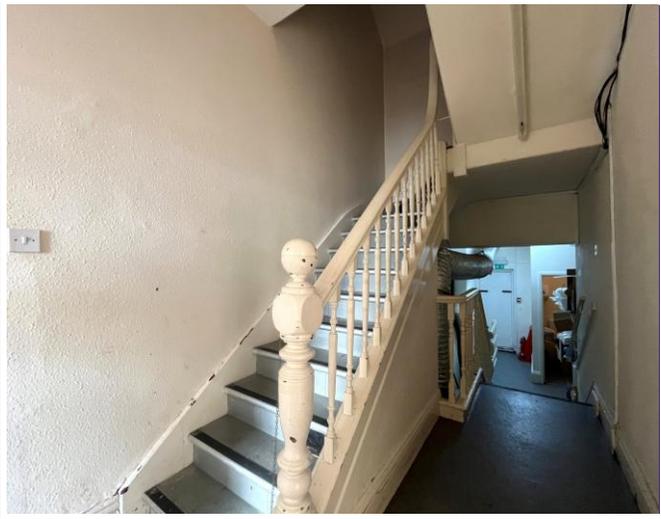
The 2026 Rating List entry is Rateable Value £7,600.



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Ref I380 (Version 2)

Prepared 03rd February 2026

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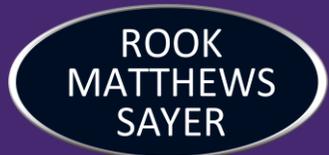
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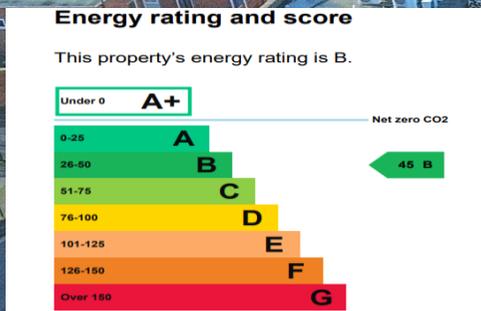
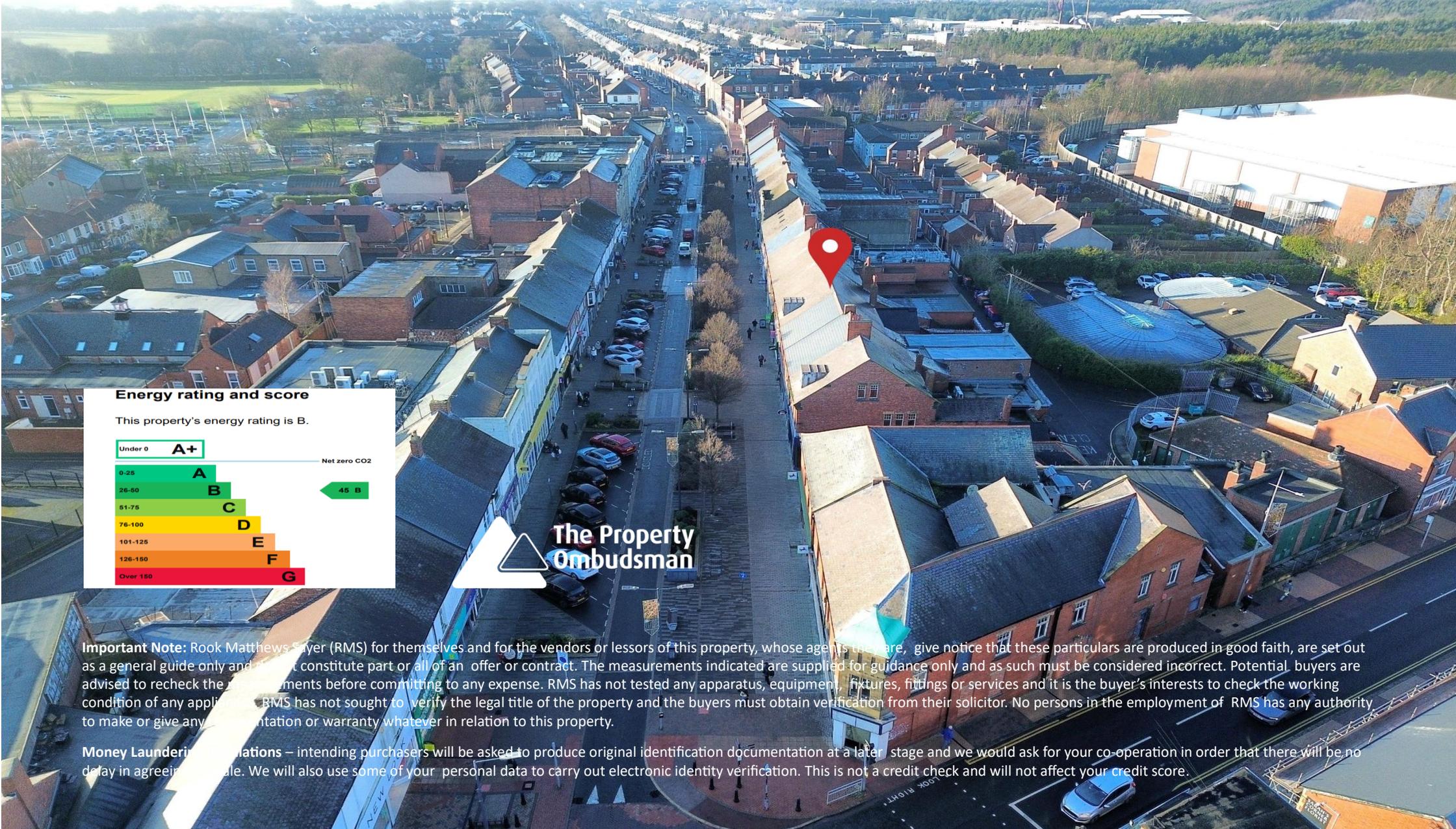
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