



Commercial Investment

154/154a Milburn Road, Ashington, Northumberland NE63 0PH

- Two Tenanted Commercial Units
- Floors Area Unit 1: 702 sq. ft. / Unit 2: 221.73 sq. ft.
- Rental Income - Unit 1: £6,300 per annum / Unit 2: £4,200 per annum
- 9.13 % Yield on Asking Price
- On Street Parking
- Excellent Passing Trade

Freehold £115,000

COMMERCIAL

Location

This part of Milburn Road is a very busy shopping parade with good pedestrian footfall and a good amount of passing traffic and free on street parking. Milburn Road is a round $\frac{1}{2}$ a mile from Ashington centre and is surrounded by a mixture of local authority housing, privately owned housing and tenanted accommodation.

Description

The units are situated on the ground floor of an end terraced two storey brick premises under a pitched slate roof. One being approximately 65.26 sq. m. (702.5 sq. ft.) and let to a dog grooming business and the other being 20.6 sq. m. (221.73 sq.) currently tenanted by a massage therapist

Tenant

154 Milburn Road

It's A Dog's Life – Dog Groomers

Rent: £6,300 per annum (increase to £6,500 Oct'27)

EPC: C

*building insurance included in rent

154a Milburn Road

Totally Treated - Massage Therapist

Rent: £4,200 per annum

EPC: D

Yield

Rental yield of 9.13%, based on the asking price.

Tenure

Freehold

Price

£115,000

Viewing

Strictly by appointment through this office.

Rateable Value 154 Milburn Road

The 2036 Rating List entry is Rateable Value £7,100

Rateable Value 154a Milburn Road

The 2026 Rating List entry is Rateable Value £3,100

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: I394

Prepared 10th February 2026

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