



27/27a Beatrice Street, Ashington, Northumberland NE63 9BL

- Ground floor fitted takeaway, ready for immediate use
- First floor self-contained two-bedroom flat with separate access
- Net internal area 125.68 sq. m. (1,352.8 sq. ft.)
- Prominent end-terrace position with good passing trade
- Suitable for a range of other cuisines
- Predominantly residential area driving regular food demand
- Potential for zero business rates, subject to eligibility criteria

Price: £109,950 Freehold

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Location

The property is prominently situated on Beatrice Street within the town of Ashington, Northumberland, a well-established residential and commercial area in the heart of South East Northumberland. Ashington is one of the region's largest towns and benefits from a strong local population, providing a consistent customer base for retail and food-related businesses.

The surrounding area is predominantly residential, ensuring strong demand for convenient food offerings. Ashington town centre lies a short distance to the south, offering a wider range of national retailers, supermarkets, and amenities. The property also benefits from good road connections via the A197 and A189 spine road, providing direct access to surrounding towns including Morpeth and Newcastle upon Tyne, approximately 15 miles to the south.

Description

The property occupies a prominent end-terrace position within an established residential area, benefiting from good visibility and passing local traffic. The surrounding neighbourhood is predominantly residential, providing a consistent local customer base, while nearby connecting roads offer easy access to surrounding districts and amenities. On-street parking is available in the immediate vicinity, supporting both customers and residents. The ground floor comprises a fully fitted former Chinese takeaway extending to approximately 70.67 sq. m. (760.68 sq. ft.), including a reception/serving area, commercial kitchen with extraction, preparation room, and additional storage space. The layout is practical and ready for continued food use or alternative commercial purposes (subject to any necessary consents).

The first floor provides a self-contained two-bedroom flat with separate access, extending to approximately 55.01 sq. m. (592.12 sq. ft.). The accommodation includes a living room, two bedrooms, and a bathroom, offering comfortable residential space ideal for owner-occupation or rental income.

Overall, the property presents a versatile mixed-use opportunity in a convenient and accessible location, combining an established commercial unit with independent residential accommodation above.

Floor Area

Takeaway – 70.67sq. m. (760.68 sq. ft.)

Flat – 55.01 sq. m. (592.12 sq. ft.)

Price

£109,950

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £4,100

As the RV is below £12,000 or below, 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.

Council Tax Band

Band A

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.

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Prepared: 15th April 2026

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