



89/91 STATION ROAD, ASHINGTON, NORTHUMBERLAND, NE63 8RS

- **Substantial town centre premises over three storeys**
- **Rear on site parking**
- **Close to the new railway station (opening soon)**
- **For sale at £150,000 or to let at £14,000 per annum**

For Sale or To Let

LOCATION

Ashington is a former mining town situated in south-east Northumberland, approximately 5 miles east of Morpeth and 17 miles north of Newcastle upon Tyne. The town has a population of circa 28,000 and benefits from good transport links with the A189 trunk road immediately to hand via the A197, and the A1 trunk road approximately 6 miles to the west.

The property fronts directly on to Station Road within the heart of the town centre in a busy commercial location. The main pedestrianised retailing centre is immediately to the east, as is the new Ashington Railway Station, being on the soon to be reopened line to Newcastle City centre.

Tel: 0191 2610300

www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The subject property comprises of an inter-connected mid-terraced property fronting directly onto Station Road, being predominantly of dressed stone under a pitched, slated roof, with dormer windows.

Windows are UPVC double glazed and there is a gas fired radiator central heating system throughout.

The building has most recently been used as an estate agents and associated offices, and would be suitable for alternative uses, subject to planning. The upper floors can be independently accessed, offering potential for residential conversion, again subject to relevant planning consents.

To the rear is a private yard and additional off street parking for approximately 3 cars.

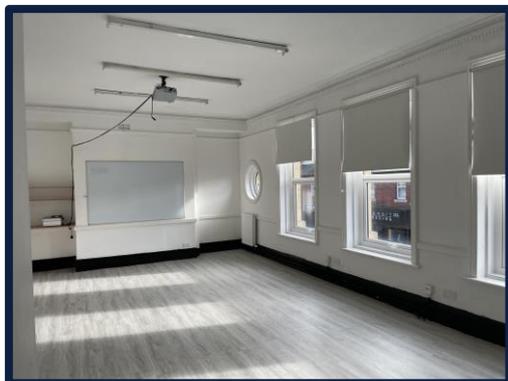
ACCOMMODATION

We have measured the accommodation on a Net Internal Area basis as follows:

Ground floor	106.88 sq m	(1151 sq ft)
First floor	104.63 sq m	(1126 sq ft)
Second floor	56.97 sq m	(613 sq ft)
Total	268.48 sq m	(2890 sq ft)

Externally

Enclosed rear yard and three additional off street car parking spaces.



Interior

TENURE

Freehold.

PRICE

Freehold with vacant possession £150,000.

LEASE

Alternatively, our clients will consider letting the property on lease terms to be agreed at a rent of £14,000 per annum on full repairing and insuring terms.

RATEABLE VALUE

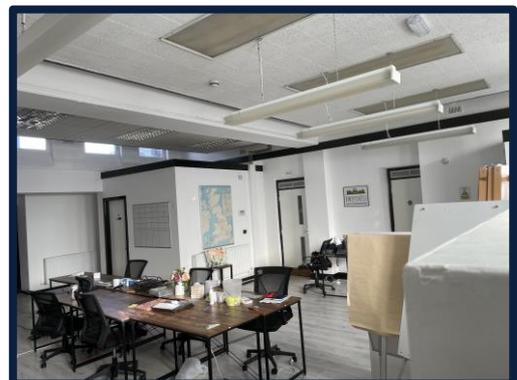
The property is entered into the 2023 Rating List with a rateable value of £9,700.

If this is the occupier's only commercial premises, they may benefit from small business rates relief and therefore be exempt from paying business rates.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

VIEWING

Strictly by appointment with sole agents, YoungsRPS.



Interior

LOCAL AUTHORITY

Northumberland County Council, County Hall,
Morpeth, Northumberland, NE61 2EF
Tel: (0345) 6006400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-69.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Particulars prepared March 2024



Street map



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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