

to let



The industrial property specialists

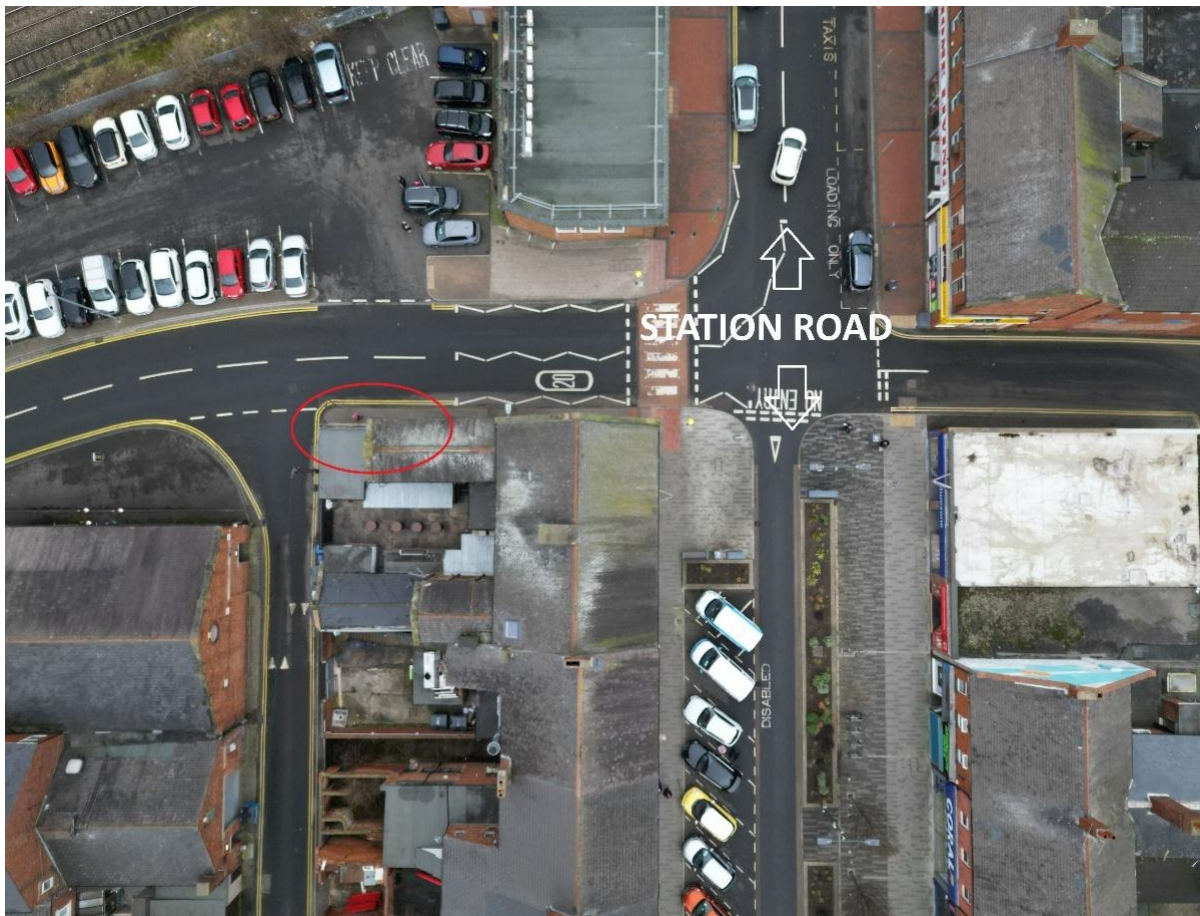
NO. 58A STATION ROAD ASHINGTON NE63 9UJ



- PROMINENT GROUND FLOOR RETAIL UNIT
- GROUND FLOOR - NIA: 33.20 M² (357 SQ FT)
- CLOSE TO THE NEW TRAIN STATION WITH HIGH FOOTFALL
- SUITABLE FOR A VARIETY OF USE, SUBJECT TO PLANNING PERMISSION
- RENT £7,500 PA EXC.

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LOCATION

The subject property is located on Station Road, Ashington, which is a prime pedestrianised retail thoroughfare.

The property is well positioned to benefit from the new Ashington train station, which lies directly opposite. The development includes six new train stations in a £166m construction program currently under way and linking Newcastle City Centre in approximately 36 mins.

Station Road offers a wide selection of national, regional and local occupiers.

The exact location is shown on the attached plan.

DESCRIPTION

The property provides a ground floor retail unit split into several rooms and stores. Pedestrian access is direct from John Street into the retail sales area.

The shop provides plaster painted walls with vinyl flooring and recessed lighting.

A single WC and kitchen / Welfare facility is also provided.

ACCOMMODATION

From onsite measurements the premises have the following NIA:

Ground floor sales
33.2 m² (357 sq ft)

TOTAL NIA:

33.20 M²
(357 SQ FT)

SERVICES

The property benefits from all mains services (excluding gas).

It is recommended that all interested parties contact the local service provides to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the VOA website that the premises is need assessed as :

RV £4,050

(It is recommended that all interested parties contact the Local Authority to confirm these figures.)

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

Exact figures can be provided upon request.

RENT

Our client is seeking a rental in the region of £7,500 p.a.

Incentives may be available subject covenant and lease term.

ENERGY CERTIFICATE

E-112

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

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August 2025





Map Information

Scale: 1:1250

Date:

Reference:

Order No: 4450665



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