

to let



The industrial property specialists

NO. 56 STATION ROAD ASHINGTON NE63 9UJ



- **PROMINENT GROUND FLOOR RETAIL UNIT**
- **GROUND FLOOR - NIA: 65.60 M² (706 SQ FT)**
- **CLOSE TO THE NEW TRAIN STATION WITH HIGH FOOTFALL**
- **SUITABLE FOR A VARIETY OF USE, SUBJECT TO PLANNING PERMISSION**
- **RENT £9,000 PA EXC.**

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



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 open plan retail unit. Pedestrian access is direct from Station Road offering single door into the retail sales area.

The shop provides plaster painted walls with carpet tile flooring and suspended ceilings including recessed LED lighting.

There is a small basement area accessed by a rear stairs.

A single WC is to be provided by the landlord as part of the subdivision.

ACCOMMODATION

From onsite measurements the premises have the following NIA:

Ground floor sales
65.60 m² (706 sq ft)

TOTAL NIA: **65.60 M²**
(706 SQ FT)

SERVICES

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

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

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises will need to be reassessed upon occupation.

(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 £9, 000 p.a.

Incentives may be available subject covenant and lease term.

ENERGY CERTIFICATE

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:

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