to let



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.







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 provides 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 PERFORMANCE 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:

James E F Pain Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

August 2025





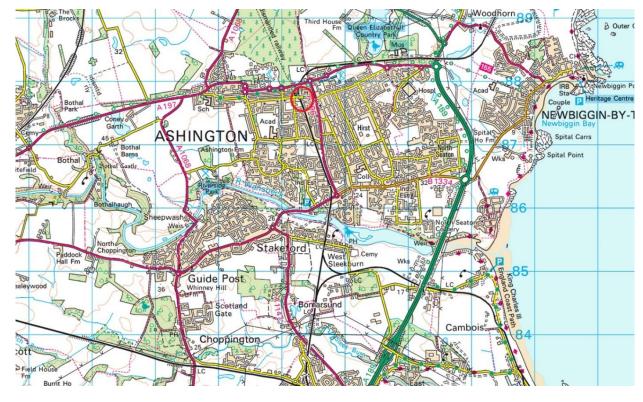


F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers on or constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but with FREW PAIN BA PARTNERS LTD on their clients. Any intending purchasers or tenants hould not rely on them as statement or representations or statisfy themselves by inspection or otherwise as to the correctness of early principal or employee, at FREW PAIN BA PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and erets are quoted evolusive of VAT. PROPERTY MIDSESCEPRITIONS ACT 1991: Every reasonable effort has been made by FREW PA accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidan or constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are be refew PAIN & PARTNERS. IT On their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fat but must satisfy themselves by inspection or otherwise principal or employee, at FREW PAIN & PARTNERS ITD has any authority to make or give any representation or varrantly in relation to this property. (iv) Any reference to plant, machinery, equipment, if to their purpose or in working order. FINANCE ACT 1989. Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effor accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.