



**Retail in NE63**

Station Road, Ashington, Northumberland, NE63 9UJ

**£290,000** +VAT

On Street parking

**Property features**

- ✓ Tenanted Investment Opportunity
- ✓ Rent: £26,500 per annum excluding VAT
- ✓ Leases in Place until 2036
- ✓ FREEHOLD

## Key Information

- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Prime Freehold High Street Investment – Station Road, Ashington

An opportunity to acquire a substantial freehold commercial investment occupying a prime and highly visible position on Station Road, Ashington's main High Street.

The property extends to approximately 637.50 sq m (6,862 sq ft) arranged over three floors and is fully let, producing an established income stream with leases in place until 2036, offering long-term security for investors.

The ground and first floors operate as a substantial retail premises with ancillary storage, while the second floor is independently utilised as a dance studio, enhancing diversification of income within the building.

Situated in a strong trading position within Ashington town centre, the property benefits from excellent frontage, consistent pedestrian and vehicular traffic, nearby public parking and close proximity to national and independent occupiers.

This is a rare opportunity to secure a sizeable freehold commercial asset in a dominant High Street position with long-term tenant security and significant future potential.

EPC RATING: E

Price: +VAT £290,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 6862 Square Feet

External Size: 6862 Square Feet

Parking: On Street, Disabled Parking Available

Year built: 1820

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Location

The subject property is well located along Station Road. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 0.3 miles from Ashington town centre and approximately 17.7 miles from Newcastle city centre.

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## Accommodation

The accommodation is configured as follows:

Ground Floor Retail Unit: 283.90 sq m (3,056 sq ft)

First Floor Storage (serving ground floor): 235.20 sq m (2,532 sq ft)

Second Floor Dance Studio: 118.40 sq m (1,274 sq ft)

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## Tenure

Freehold. Title number ND63071.

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## VAT

We are advised VAT is applicable on the purchase price.

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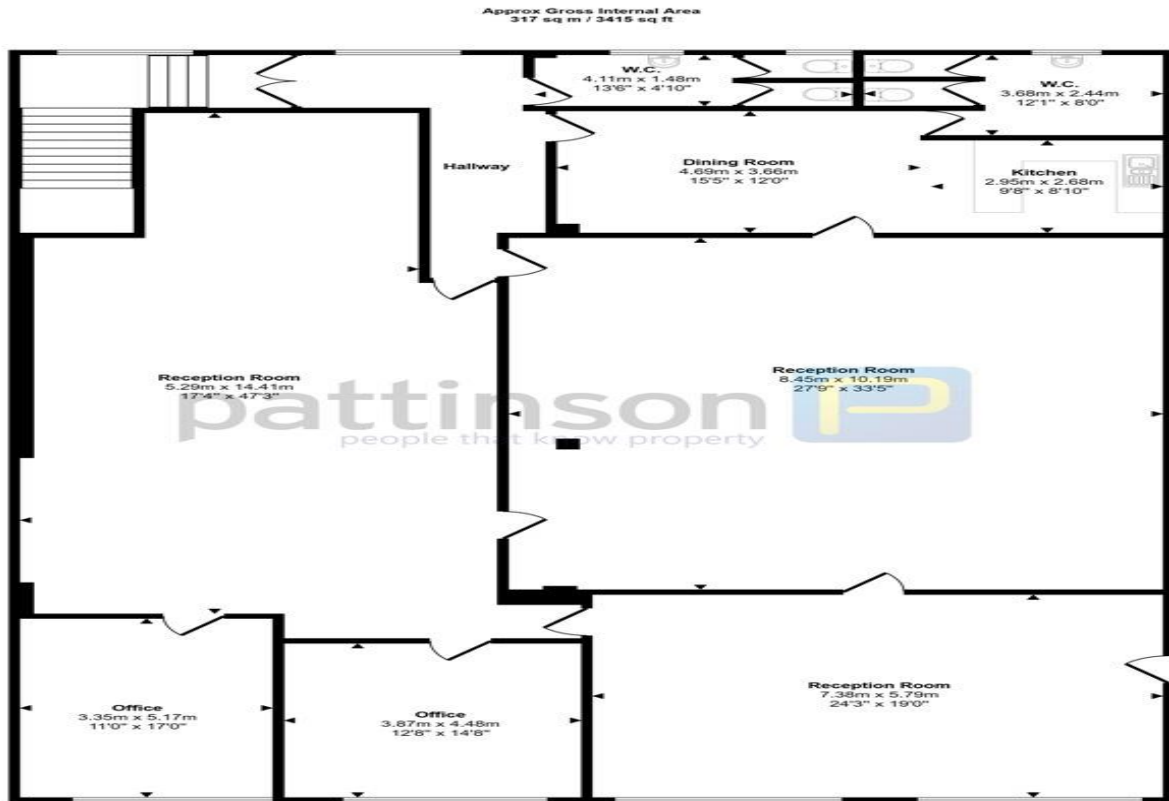
## EPC

Available upon request.

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## Additional Information

For further information please contact our Ashington office direct on 01670 568096, or alternatively via e-mail on [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Station Road, Ashington, Northumberland, NE63 9UJ

Contact your local branch today for more information on this property:

**95 Station Road, Ashington, Northumberland, Tyne & Wear, NE63 8RS, Tel: 01670 568096,  
ashington@pattinson.co.uk, www.pattinson.co.uk**

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