

TO LET

High Street Retail

johnson
tucker

chartered surveyors & property consultants

21 Station Road
Ashington
Northumberland
NE63 9UZ



- Prime retail location in busy market town
- Accommodation across 3 floors
- Nearby occupiers include Boots, Greggs and Halifax
- Asking Rent £15,000 per annum (exclusive)



LOCATION

Ashington is a former mining town situated within the south east of Northumberland located approximately 20 miles north of Newcastle and 8 miles east of Morpeth. Ashington has a town population of 28,000 with an estimated catchment population of 138,000.

The property is situated on the north side of Station Road, which is the primary retail street within the town.

DESCRIPTION

The property comprises clear ground floor retail space with ancillary first and second floor storage and staff room space.

ACCOMODATION

The accommodation comprises the following approximate areas: -

Ground Floor Sales	663 sq ft	(61.7 sq m)
Ground Floor Ancillary	169 sq ft	(15.7 sq m)
First Floor	1,072 sq ft	(99.59 sq m)
Second Floor	909 sq ft	(84.45 sq m)
Total	2,813 sq ft	(261.44 sq m)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £15,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Ground Floor: £17,250

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an energy performance certificate rating of D96.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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