

TO LET **Flexible Lease Available** Ground floor Retail Unit with basement storage 2 Wansbeck Square, Ashington NE63 9XH



LOCATION

The property is situated in a busy & prominent position within a group of shops known as Wansbeck Square which fronts Station Road at the Western section - the main shopping thoroughfare in the town.

The unit on offer provides an individual lock up unit with sales at ground floor level and basement loading and storage. There is a large free car park at basement level. A number of local and national occupiers are situated nearby including a large Wilko, The Head Gardener, Argos, The Post Office and Shoe Zone.

ACCOMMODATION & LEASE TERMS

Unit 2 Wansbeck Square:

Ground floor sales 87.4sqm (941 sqft)

Basement Stores 22.7sqm (244 sqft)

Rental : offers in the region of £7000 per annum exclusive

The property is available by way of a new flexible lease for a term to be agreed **but of minimum length 12 months. The lease will not be automatically renewable upon expiry and as such will be outside of the Landlord and Tenant Act 1954 with regards to security of tenure. The lease will contain a service charge to cover external repairs to the estate.**



BUSINESS RATES

The property is entered into the Valuation List with the following RV:

Unit 2 (fronting Wansbeck Square) **RV £11,250**

Interested parties should contact Northumberland Council for details of precise rates payable. Tel 0345 600 6400.

ENERGY PERFORMANCE

Unit 2 D-79

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

All figures within these terms are exclusive of VAT where chargeable.

APRIL 2021

**Reid
Birkett**

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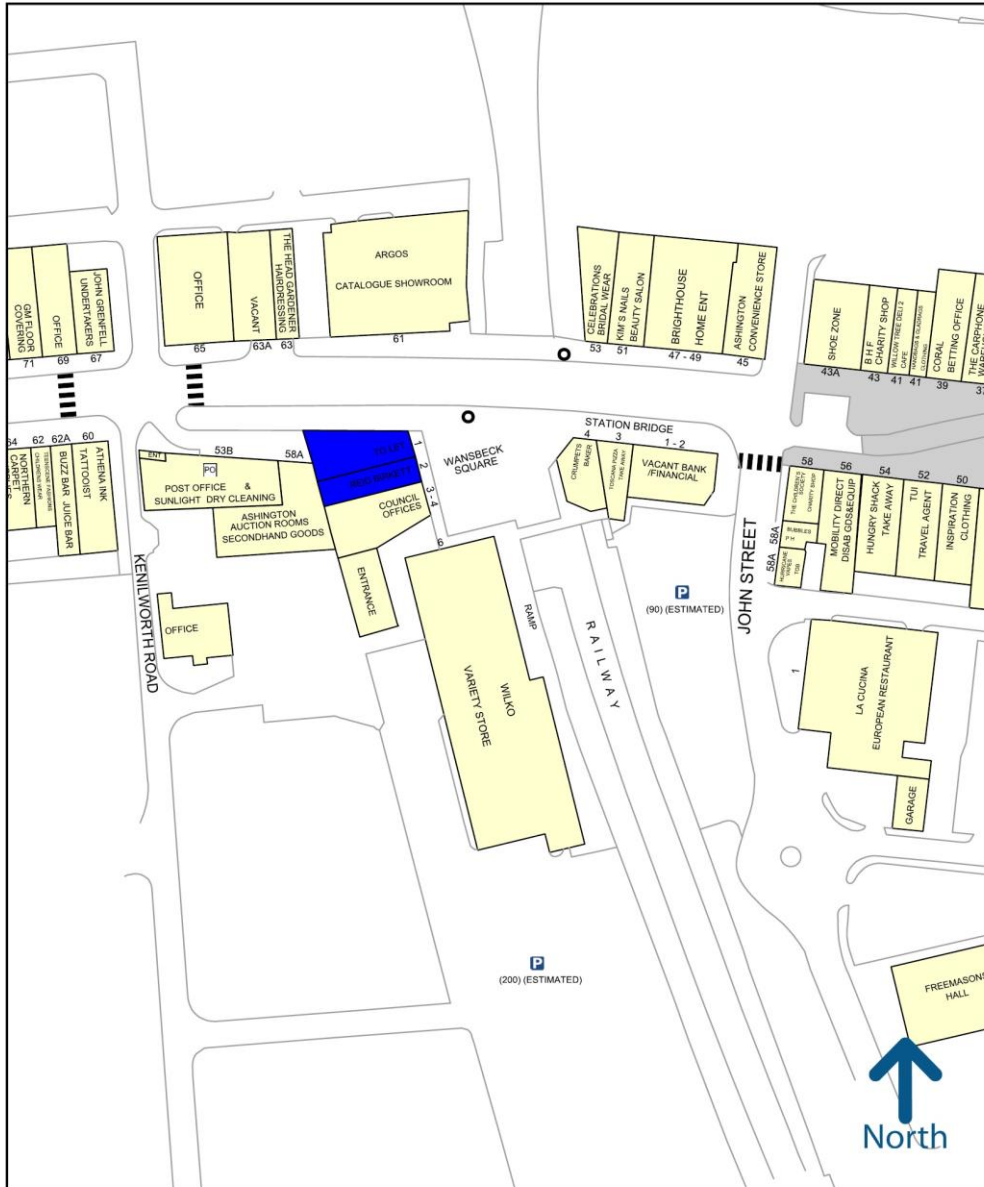
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Ashington



50 metres

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