

FREEHOLD FOR SALE – In Need of renovation

Prime ground floor retail unit with upper floor offices/stores

29 Station Road Ashington NE63 9UZ



LOCATION

The property is situated in a prime position on Ashington's main retailing street. Nearby national occupiers include Select Fashion, CEX, Coral and Halifax Bank with a number of local and regional retailers.

ACCOMMODATION

The property provides a retail unit at ground floor with offices on first floor. The premises have a small rear yard for loading purposes which leads onto a rear lane. The premises have the benefit of an electrically operated roller shutter to the front. The building does require a degree of internal repair as a result of historic water penetration and is therefore priced to reflect this. The building may suit a developer, investor or owner occupier.

Ground floor total potential sales 86 sqm (923 sqft)
Rear Ground floor office/stores 8 sqm (84 sqft)
First floor 5 offices totalling 71 sqm (768 sqft)
Plus First floor kitchen & WC

BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £11,250 from 1st April 2023. The current Uniform Business Rate is 0.499p in the £ making rates payable £5,614. On the basis the RV is below £12,500 discretionary relief may be available or the property may qualify for zero rates payable. Interested parties should verify this rating information with the local rating authority directly and check the position.

ENERGY PERFORMANCE

A new EPC has been requested.

TERMS OF OFFER

The premises are available by way of a freehold sale – offers in the region of £150,000 are required.

PLANNING

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses subject to landlord's consent.

LEGAL COSTS & MONEY LAUNDERING REGULATIONS

Each party is to bear their own legal costs incurred in documenting a sale. Proof of funds for the purchase will be required prior to solicitors being instructed. Any buyer will be required to provide ID and the source of funds.

VAT

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

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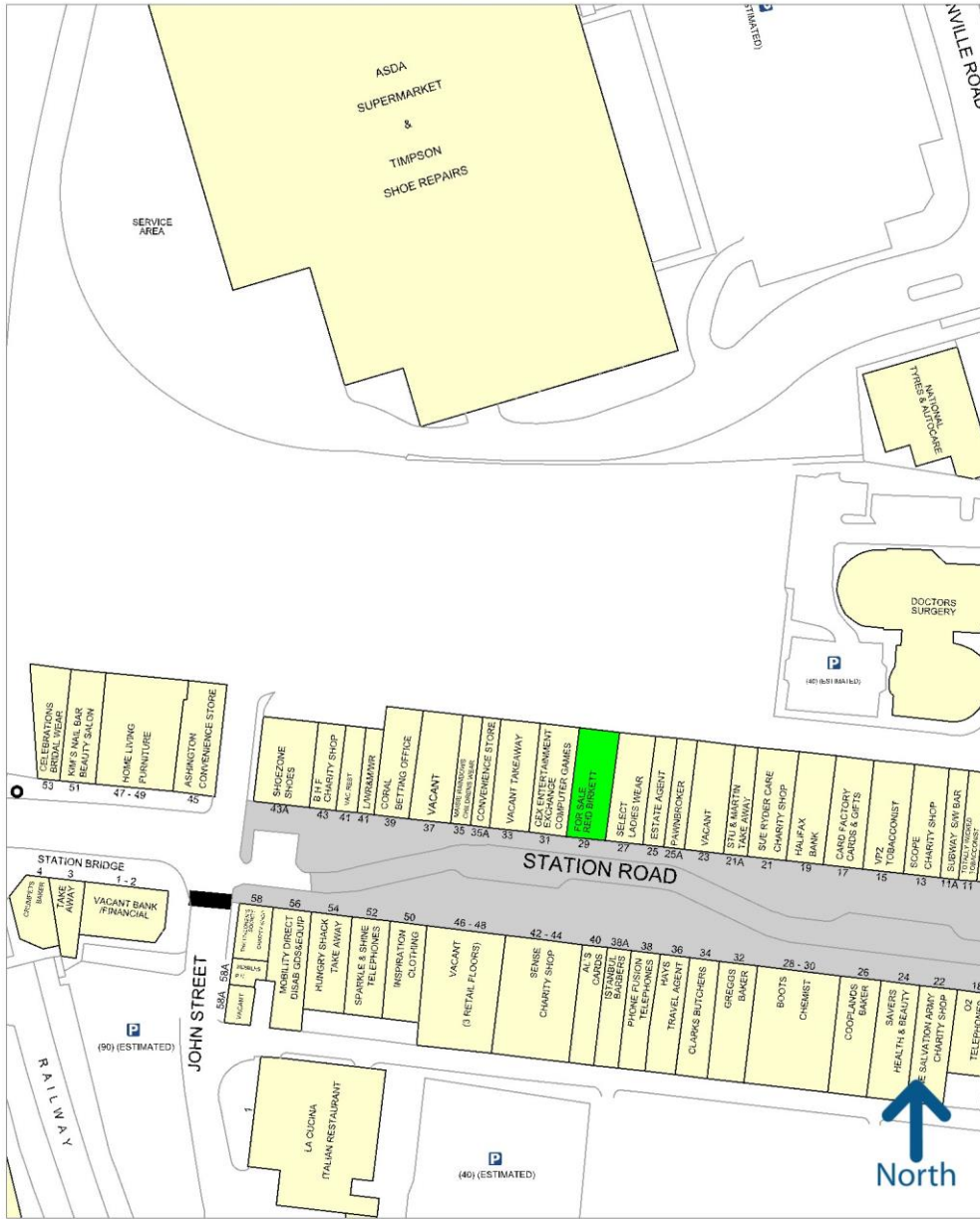
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Ashington



50 metres

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