

FREEHOLD FOR SALE

Prime ground floor retail unit with upper floor sales/stores
27 Station Road Ashington NE63 9UZ



LOCATION

The property formerly occupied by Select Fashion is situated in a prime position on Ashington's main retailing street which has been extensively remodelled with new pavements, lighting and street furniture. Nearby national occupiers include CEX, Coral and Halifax Bank with a number of local and regional retailers.

ACCOMMODATION

The property provides a retail unit at ground floor with additional sales space on first floor. The premises have a small rear yard for loading purposes which leads onto a rear lane.

The building does require a degree of internal repair at first floor 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 sales	120 sqm (1287 sqft)
Rear Ground floor office/stores	19 sqm (208 sqft)
First floor sales/stores/staff	138 sqm (1485 sqft)

A copy of historic floorplans are available on request.

BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £14,500 from 1st April 2023. The current Uniform Business Rate is 0.499p in the £ making rates payable £7,235.50.

On the basis the RV is below £15,000 discretionary relief may be available and in addition the property may qualify for a 40% rates reduction. **Interested parties should verify this rating information with the local rating authority directly and check the position.**

ENERGY PERFORMANCE

C-72

TERMS OF OFFER

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

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 although the property is not itself elected for VAT and therefore sale price will not attract VAT.

November 2025

**Reid
Birkett**

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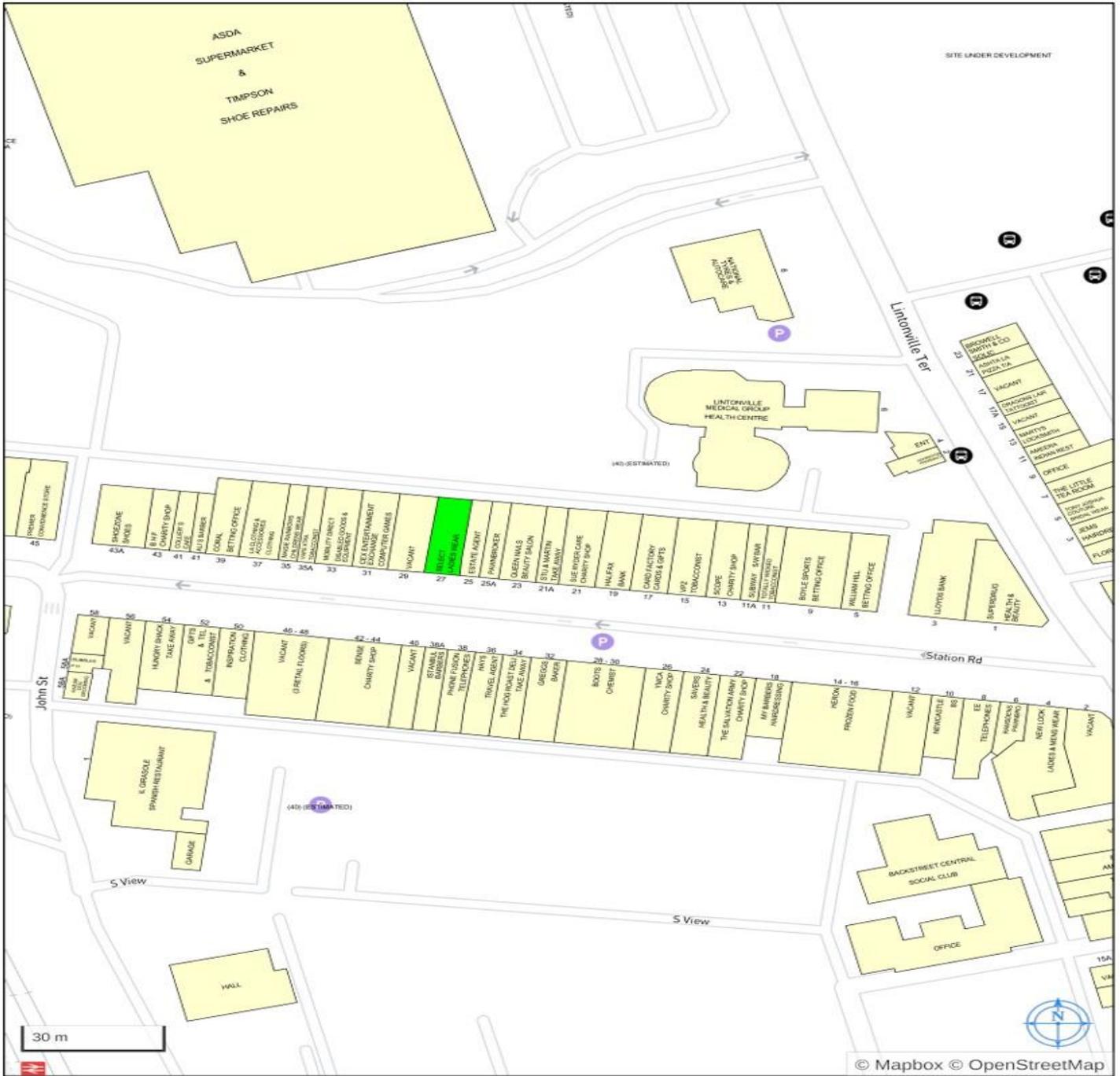
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