



TO LET / MAY SELL
PROMINENT TOWN CENTRE RETAIL UNIT
1 STATION ROAD, ASHINGTON, NORTHUMBERLAND, NE63 9UZ

Summary

- **Prominent Town Centre Location**
- **Size: 4,510 sq ft (418.97 sq m)**
- **Rent: £25,000 pax**
- **Price: Offers Invited**
- **Subject to Contract**

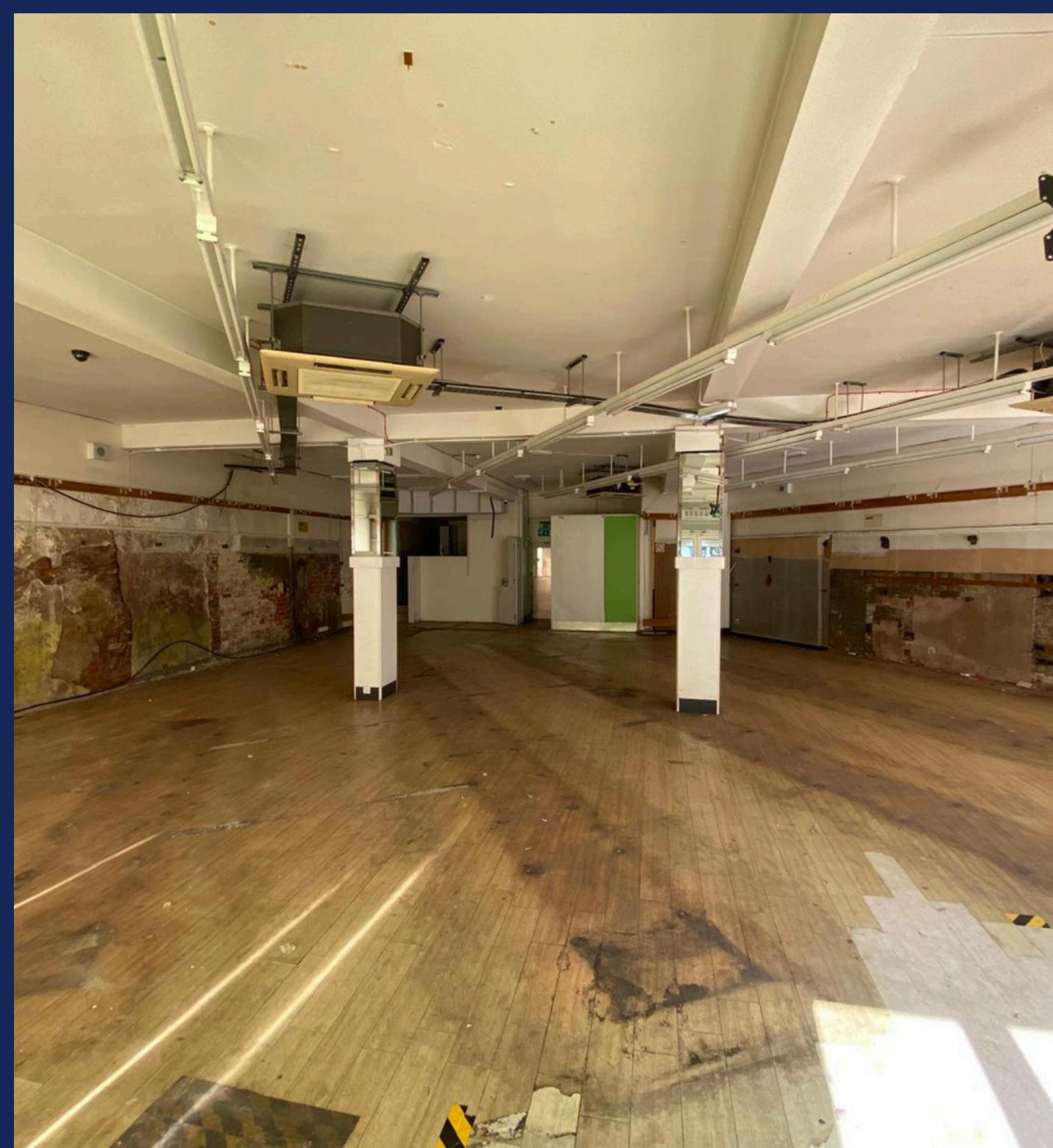
Description

The property comprises a double fronted retail unit of traditional brick construction, dating from the early mid 20th century, arranged over ground and first floors. The ground floor provides two separate customer access points, together with a broadly open plan layout and offers flexible re-planning potential. Owing to its width and dual entrances, the unit is capable of being subdivided into two self-contained retail units, subject to the necessary consents. The upper floor accommodation, presently used for ancillary storage and staff facilities, is surplus to operational requirements and, given its layout and separation from the primary retail area, is considered better suited to conversion to residential use or alternative non-retail purposes, again subject to planning. Overall, the building provides a versatile footprint with scope for reconfiguration to enhance commercial efficiency or unlock additional value through part residential redevelopment.

Asking Rent

£25,000 (Twenty Five Thousand Pounds) per annum exclusive of VAT with terms to be agreed on a Full Repairing and Insuring Lease, subject to contract.

Our client may also consider selling the Freehold interest in which offers are invited, subject to contract.



Location

1 Station Road sits on Station Road, the principal retail thoroughfare in Ashington Town Centre, a busy commercial pitch in South Northumberland. The property benefits from proximity to a range of well known national occupiers that reinforce footfall and retail appeal, with operators such as EE, Savers, Subway, Boots, Hays Travel, Greggs, Argos, Lloyds Bank, Heron Foods, CEX and Asda Supermarket all represented within the immediate Station Road/High Street catchment.

The town itself is a significant local service centre, approximately 16–17 miles north of Newcastle upon Tyne and around 6 miles east of Morpeth, with excellent road access via the A189 “Spine Road”, which links directly southwards towards Newcastle and the wider North East transport network.

Recent transport improvements including the reopening of the Northumberland Line have re-established rail connectivity between Ashington and Newcastle City Centre, with typical journey times of around 35–40 minutes by train, while regular bus services on the A189 corridor provide supplementary links. This combination of national retail presence, strong transport links and strategic positioning within a dense Northumberland town underpins the commercial attractiveness of the Station Road location.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Retail Sales Area	221.37	2,383
First Floor Internal Storage	169.10	1,820
First Floor Office/Mess Room/ Kitchen	28.50	307
Total	418.97	4,510



Energy Performance Certificate (EPC)

The property has a current energy asset rating of Band E (107) of which the EPC is valid until 10 January 2029. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Use/Planning

We understand that the property benefits from consent for its current use that falls under Use Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Northumberland County Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand.

The Tenant will be responsible for obtaining their own contents insurance.

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.



Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £33,000

We would recommend that any interested parties make their own investigations regarding relief and rates payable by contacting the Local Rating Authority (Northumberland County Council).

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant/purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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