

TO LET

43 STATION ROAD, ASHINGTON, NORTHUMBERLAND, NE63 9UZ



- Prominent corner position
- Rear servicing direct from land with 4 car parking spaces
- 3 phase electricity supply
- Nearby occupiers include ... Savers, Heron Foods, Boots, Greggs, O2, Card Factory together with a number of local independent retailers

LOCATION/SITUATION

The subject unit is situated at a corner location on Station Road, the main retail pitch with the Town which also benefits from a weekly Market day every Tuesday. Near by retailers include Savers, Heron Foods, Boots, Greggs, O2, Card Factory together with a number of local independent retailers are represented as shown on the attached goad.

ACCOMMODATION

Arranged over ground floor and basement, with the benefit of 4 car park spaces to the rear the property has following approximate dimensions and floor areas:

Internal Width	9.57 m	31'6"
Ground Floor Area	167sqm	1789sqft
Basement Store/Staff	111.1sqm	1196sqft

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£22,500 per annum** exclusive.

EPC

The property has an Energy Performance rating of C. A copy is available on request from this office.

BUSINESS RATES

Rateable Value	£17,750
Estimated Rates Payable April from 1st April 2023	£9,195

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

SERVICE CHARGE

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact @retail

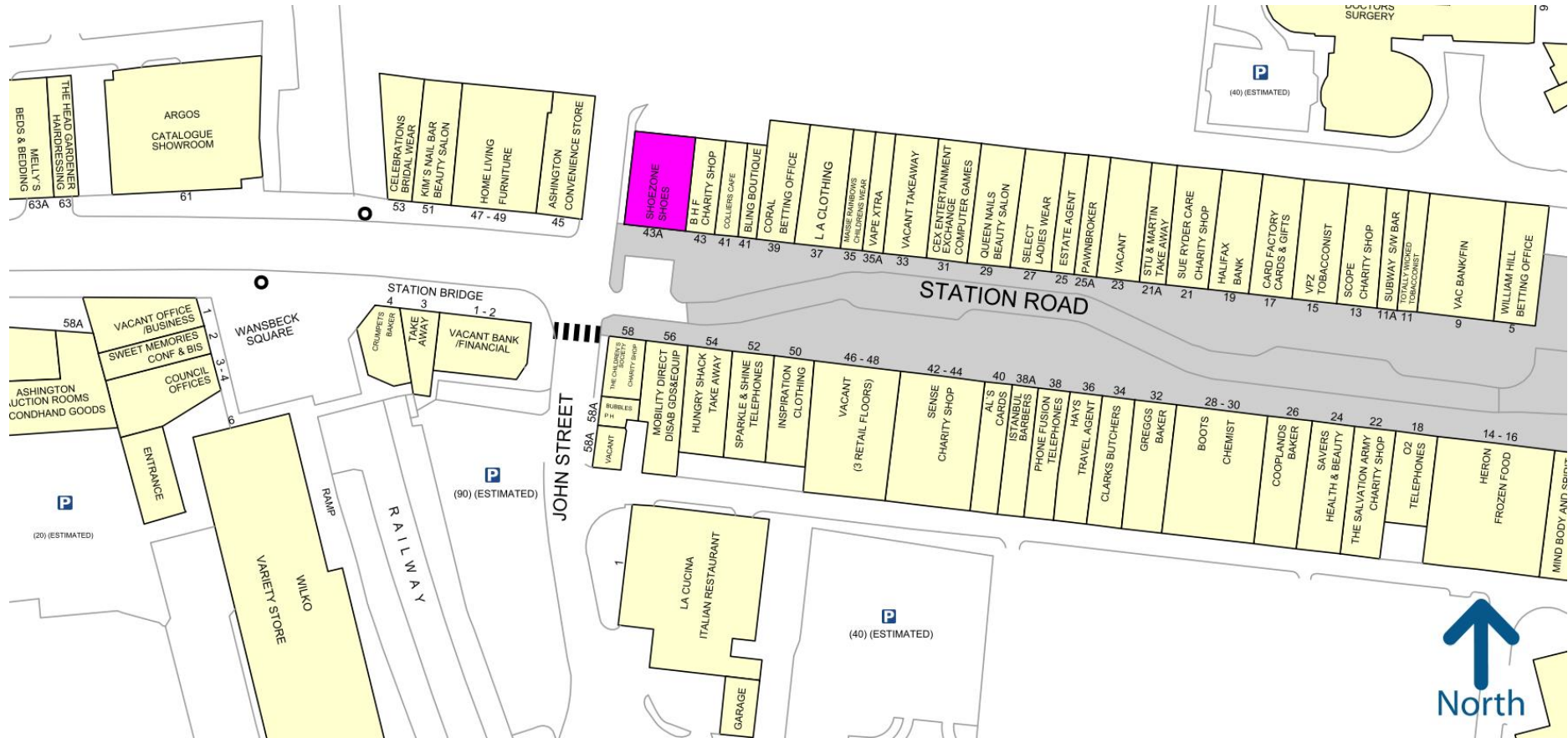
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