

TO LET

58 STATION ROAD, ASHINGTO NE63 9UJ



- Prominent Corner Position
- Adjacent to the soon to be reopened train station linking the town with Newcastle and other destinations in between
- Nearby occupiers include **Wilko, Argos and The Post Office**
- Ground Floor Sales 1,063 sq ft
- First Floor Stores/Staff 902 sq ft
- Rent £15,000 per annum



SITUATION

The property occupies a prominent corner position on Station Road, Ashington's prime pedestrianised retail thoroughfare.

The property is well positioned to benefit from the imminent reopening of Ashington train station which lies directly opposite. This development includes six new stations in a £166 million construction programme currently underway and linking Newcastle city centre in approximately 36 minutes. Services are due to be running by the end of 2023.

Wilko, Argos, The Post Office, Coral Bookmakers as well as a range of local retailers are situated in close proximity.

ACCOMODATION

The property provides two-storey accommodation providing the following approximate areas:-

Ground Floor Sales	98.76 m ²	1,063 sq ft
First Floor Sales/Staff	83.8 m ²	902 sq ft

EPC

An Energy Performance Certificate has been commissioned and will be provided.

LEASE TERMS

The premises are available on a new lease for a term of years to be agreed incorporating five yearly upward only rent reviews at a rent of **£15,000 per annum** exclusive.

BUSINESS RATES

Rateable Value wef 1 April 2023	£11,750.00
2023/2024 UBR	£0.49
Estimated Rates Payable wef 1 April 2023	£5,757.50

Please note, however, any Tenant **will not pay business rates** on a property with a rateable value of £12,000 or less if that is the only property the business uses. For clarification, please contact the Local Authority.

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:

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Or our joint agent:

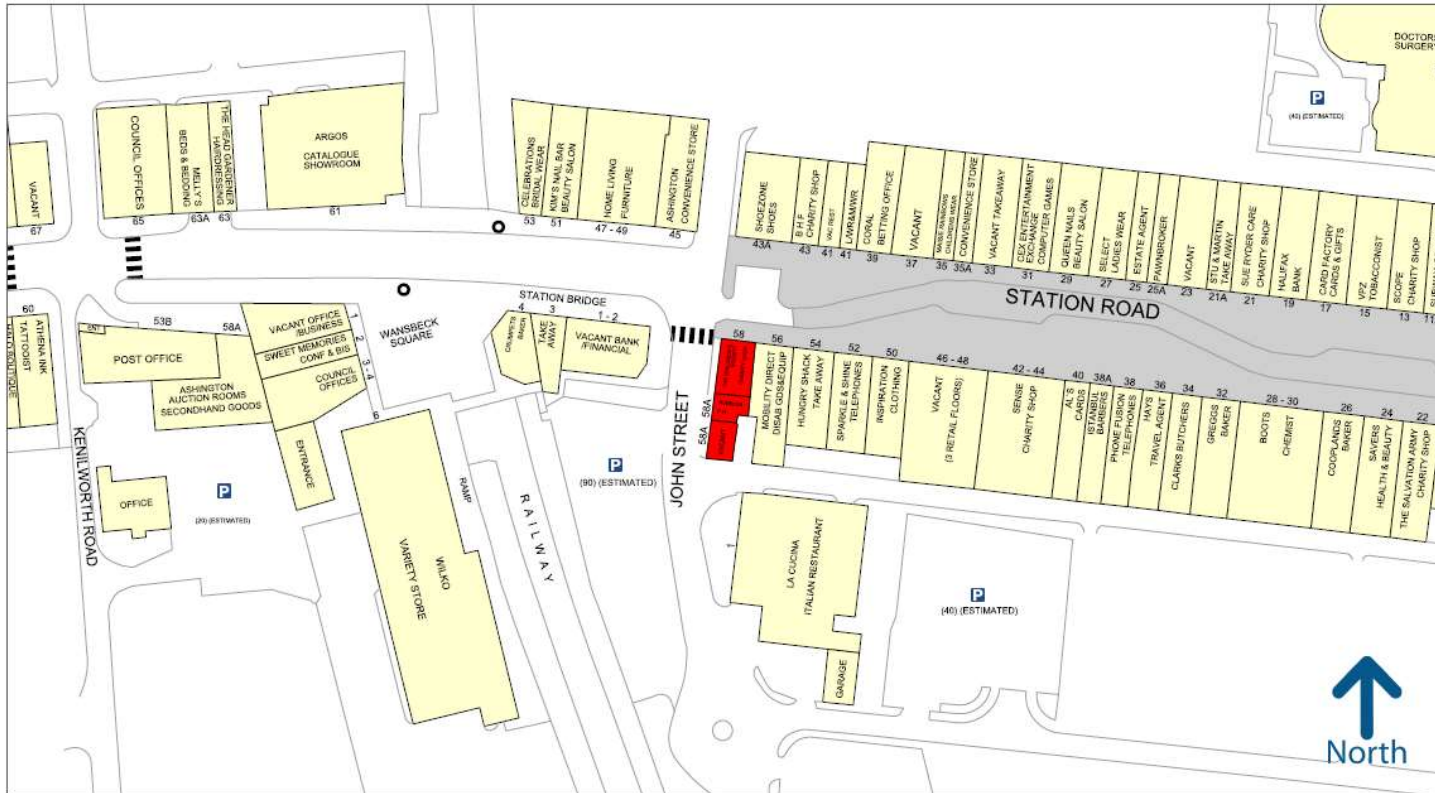
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Ashington



50 metres
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