



**1a Laburnum Terrace,
Ashington, Northumberland NE63 0XX**

- Double Fronted Retail Unit
- Floor Area 103.7 sq. m. (1,116 sq. ft.)
- Property Presented to a High Standard
- Suitable for a Variety of Uses (stpp)
- Prominent Main Road Position
- Allocated Parking at the Rear
- New Lease Terms Available

Initial Rent £10,000 per annum

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Location

The property is situated on Laburnum Terrace, a busy row of independent retailers. It is set back from North Seaton Road a busy and one of the main routes into the Town Centre and so benefits from excellent passing trade with free parking to the front. Ashington is a large and densely populated town in south Northumberland and is approximately 6 miles east of Morpeth and 16.5 miles north of Newcastle upon Tyne. There is an excellent transport infrastructure with the A189 Spine Road, the Northumberland Coastal Route and excellent public transport links.

Description

The property is a two storey mid terrace brick building with pitched slate roof.

The retail unit is an open plan double fronted unit, with electric roller shutter and parking bays, to the rear. It was formerly used as a retail business (some of the photos will show its previous use).

Area	Sq. m.	Sq. ft.
Ground Floor		
Retail Area	81.31	875.25
Store / W.C	17.40	187.36
Kitchen	3.28	35.35
W.C	1.71	18.49
Total	103.72	1,116.45

Rent

£10,000 per annum

Staggered rent increase to £11,000 (Year 2) and £12,000 (Year 3)

Lease Terms

New lease terms are available

Rateable Value

The 2023 Rating List entry is Rateable Value £11,250

Viewing

Strictly by appointment through this office

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H910

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