



### Retail in NE63

Milburn Road, Ashington,  
Northumberland, NE63 0PQ

**£39,999** Starting Bid

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Use Class E
- ✓ EPC Rating D

## Key Information



EPC Rating: D

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\* – Vacant Possession

An excellent opportunity to acquire a vacant ground floor retail unit with outside space, positioned on Milburn Road in Ashington. This property will appeal to owner-occupiers, investors or developers seeking a well-located commercial space with potential for a variety of uses (subject to necessary consents).

The property is situated on Milburn Road within a mixed residential and commercial area of Ashington. The town centre and local amenities are easily accessible, and the property benefits from passing footfall and on-street parking nearby. We are advised the property has alcohol license and off-license.

The unit comprises:

- Main retail / trading area to the front
- Rear storage / ancillary space
- WC facilities
- Access to external yard / outside space to the rear

The layout provides flexibility for retail, office, salon, takeaway (subject to planning), studio, or other commercial uses.

Interested parties are advised to carry out their own due diligence in respect of planning, business rates, and intended use prior to bidding.

Price: Starting Bid £39,999

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 624 Square Feet

External Size: 624 Square Feet

Parking: Allocated

## Location

The subject property is located within a very well established secondary retail area on Milburn Road in Ashington, Northumberland. Ashington is a well populated town providing a wide variety of services and facilities to the local area and surrounding communities.



## Accommodation



## Tenure

Freehold. Title number ND93083.



## EPC

Available upon request (rating C).

## Rateable Value

Current rateable value £4,300 (1 April 2023 to present) increasing to £5,500 from 1 April 2026.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

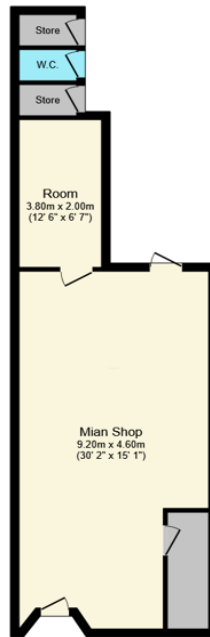
Sourced from VOA.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





**Floor Plan**  
 Floor area 53.1 sq.m. (572 sq.ft.)

**Total floor area: 53.1 sq.m. (572 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Milburn Road, Ashington, Northumberland, NE63 0PQ

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk**

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