



Retail in NE63

Woodhorn Road, Ashington,
Northumberland, NE63 9AE

£10,800

On Street parking

Property features

- ✓ 80 sq m (approx. 861 sq ft)
- ✓ Prominent Town Centre Location
- ✓ Part Of The Historic Former Co-op Building
- ✓ Large Open Plan Retail Space
- ✓ Excellent Shop Frontage Onto Woodhorn Road

Key Information

- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Flexible lease incentives available, including two months rent free or a reduced rent for the first 12 months.

A fantastic opportunity to lease this large ground floor commercial unit situated on the popular Woodhorn Road in Ashington Town Centre. Forming part of the former Co-op building, the property occupies a prominent position with good levels of passing footfall and nearby occupiers including Wetherspoons and Sports Direct.

The unit offers a spacious open-plan retail area with large display frontage onto Woodhorn Road, along with a rear kitchen area and WC facilities. The property would suit a wide range of uses, subject to the relevant permissions.

Further benefits include a public car park located to the rear of the property and excellent access to local transport links and surrounding town centre amenities.

Price: £10,800

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 861 Square Feet

External Size: 861 Square Feet

Parking: On Street

Year built: 1924

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Location

The property is situated on Woodhorn Road, one of the main routes through Ashington Town Centre, benefiting from strong levels of passing traffic and footfall throughout the day. The unit forms part of the well-known former Co-op building and is surrounded by a range of established retailers, cafés, restaurants and national occupiers including Wetherspoons and Sports Direct.

The location also benefits from nearby public parking facilities to the rear, good public transport links and easy access to the A189 Spine Road, providing connections across South East Northumberland and towards Newcastle City Centre.

Lease Terms

Available by way of new lease.

Flexible lease incentives available, including two months rent free or a reduced rent for the first 12 months.

EPC

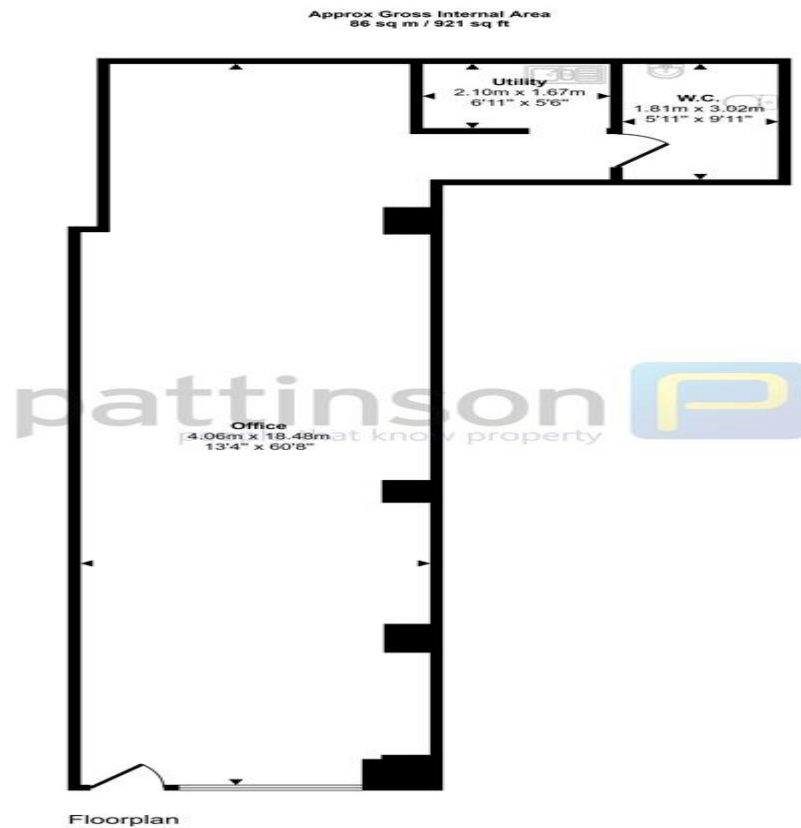
Available upon request (rating B).

Rateable Value

TBC

Additional Information

For further information please contact our Ashington office direct on 01670 568096, or alternatively via e-mail on ashington@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Woodhorn Road, Ashington, Northumberland, NE63 9AE

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

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk,
www.pattinson.co.uk**

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