



Commercial

Retail in NE63

Station Road, Ashington, Northumberland,
NE63 9UJ

£22,000

On Street parking

Property features

- ✓ Prominent High Street Location
- ✓ Approximately 7,470 Sq Ft of Internal Accommodation
- ✓ Excellent Visibility & High Levels of Passing Traffic
- ✓ Air Conditioning to Main Retail
- ✓ Security Shutters & Fully Alarmed

Key Information

- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

PROMINENT HIGH STREET RETAIL PREMISES – APPROXIMATELY 7,470 SQ FT – EXCELLENT MAIN ROAD EXPOSURE – SPACIOUS RETAIL AREAS OVER TWO LEVELS WITH ADDITIONAL FIRST FLOOR ACCOMMODATION

An excellent opportunity to lease this substantial commercial premises situated on Station Road, Ashington's main shopping street. Positioned towards the top of the street, close to a busy crossroads, the property benefits from a prominent frontage with high levels of passing traffic and pedestrian activity.

Offering approximately 7,470 sq ft of internal accommodation, the property provides a generous and versatile layout suitable for a range of commercial uses, subject to any necessary consents.

The main retail space is well presented and arranged across two sections, both benefiting from tiled flooring throughout and extensive ceiling lighting. The front section offers a large open-plan retail area with an attractive glazed shopfront, providing excellent visibility from the high street.

A small set of steps leads to the raised rear retail section, which can also be accessed via an internal lift. This area provides further open-plan retail space, a designated checkout area and access to a separate changing room.

Beyond the main retail areas are additional storage rooms and a secure rear entrance opening onto the back street, providing convenient access for deliveries and stock handling without disrupting the main shop floor.

Stairs from the rear entrance lead to the first-floor accommodation, comprising a substantial storage room with a further room beyond, offering potential for alternative uses depending on business requirements. This floor also benefits from separate male and female staff toilets, an office and a staff kitchen/break room.

The property offers an excellent combination of prominent retail frontage, extensive trading space, practical storage facilities and staff accommodation.

With its generous floor area, flexible layout and central position on one of Ashington's main commercial streets, the premises present an attractive opportunity for businesses looking to establish or expand their presence in the town centre.

Early viewing is highly recommended to appreciate the space and potential on offer.

Price: VAT position to be confirmed £22,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 7470 Square Metres

Parking: On Street

Year built: 1937

Construction materials: Brick and block

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

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

External Overview

The property occupies a prominent position on Station Road, Ashington's main shopping street, close to a busy crossroads with high levels of passing traffic. The premises benefit from a wide glazed shopfront, providing excellent visibility and display opportunities, together with security shutters and a fully fitted alarm system.

To the rear, secure access opens onto the back street, providing a convenient entrance for deliveries and stock handling.



Internal Overview

The property offers spacious, well-presented retail accommodation arranged across two levels, with tiled flooring throughout, suspended ceilings, extensive lighting and air conditioning to the main shop area.

The lower retail section provides a generous open-plan space with direct access from the main entrance. A small set of steps leads to the raised rear retail area, which can also be accessed via an internal lift. This section provides further open-plan space, a designated checkout area and access to a separate changing room.

Beyond the main retail areas are additional storage rooms and a secure rear entrance, providing convenient access for deliveries.

Stairs from the rear lead to the first floor, which comprises two substantial rooms offering excellent storage space and potential for alternative uses. Additional facilities include a separate office, staff kitchen/break room and male and female WCs.



Location

The property occupies a prominent position on Station Road, Ashington's main shopping street, close to a busy crossroads with excellent visibility and high levels of passing traffic.

Ashington is one of Northumberland's largest towns, offering a variety of national retailers, independent shops, cafés and local amenities.

The town is benefiting from significant regeneration investment, including improvements to public spaces and plans for a new cinema and restaurant development, helping to attract further visitors and businesses.

The reopening of Ashington Railway Station as part of the Northumberland Line provides direct services to Newcastle, further improving accessibility.

Excellent road links are available via the nearby A189 Spine Road, connecting Ashington to Newcastle, Blyth, Morpeth and the wider North East.

With ongoing investment and improved transport connections, Ashington offers an attractive location for businesses.



Lease Terms

Available by way of new lease.

VAT

VAT position to be confirmed

Rateable Value

Current rateable value £29,750 (1 April 2026 to present) Sourced from VOA

EPC

EPC RATING E

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.



Station Road, Ashington, Northumberland, NE63 9UJ

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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