

Hot Food Takeaway in NE63

Hawthorn Road, Ashington,
Northumberland, NE63 9BG

£90,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- Mixed Use Property
- Established Takeaway Tenant Paying £470 PCM
- Self-Contained Two Bedroom Upper Flat, Currently Vacant
- Attached Garage Offering Additional Rental Potential
- Prominent Main Road Position Close to Ashington Town Centre

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

For sale via auction - fees, terms and conditions apply.

Commercial Takeaway | Two Bedroom Upper Flat | Attached Garage | Established Commercial Tenant | Potential for Multiple Income Streams | Main Road Location

Offered for sale by online auction is this mixed-use investment opportunity situated on Hawthorn Road in Ashington. The property comprises a ground floor hot food takeaway, a self-contained two-bedroom upper flat and an attached garage to the rear.

The ground floor commercial premises are currently let to an established tenant who has occupied the property for over 10 years, currently generating a rental income of £470 per calendar month (£5,640 per annum). The accommodation briefly comprises a front shop area, rear kitchen and access to a shared rear yard.

Situated directly above is a self-contained two-bedroom flat, which is currently vacant and offers the potential to generate additional rental income. The accommodation is accessed via a private ground floor entrance to the rear, with stairs leading to the first floor landing. The layout comprises a kitchen, shower room, spacious lounge/diner and two bedrooms positioned to the front of the property.

Externally, there is a shared rear yard along with an attached garage, which could potentially be let alongside the flat or separately to provide a further income stream.

The property occupies a prominent position on a busy main road in Ashington, offering good visibility for the commercial premises while remaining within easy reach of the town centre, local amenities and transport links.

An opportunity for investors looking to acquire a mixed-use property with an established commercial income and further rental potential from the vacant residential accommodation and garage.

Price: Starting Bid £90,000

Property Type: Hot Food Takeaway

Business Type: Take away

Parking: On Street

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: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Location

The property is ideally situated on Hawthorn Road, a well-established and busy street in Ashington, Northumberland. Surrounded by residential housing and just a short walk from the town centre, the location benefits from excellent visibility, strong footfall, and easy access for clients.

Ashington is a popular market town with a growing population and excellent transport links, including regular bus routes and proximity to the A189 Spine Road—connecting to Newcastle, Morpeth, and Blyth. The area has seen continued investment and regeneration, making it a great location for both established businesses and new ventures.

Tenure

Freehold. Title number ND31050.

Rateable Value

Current rateable value £4,400 (April 2026 to present). Sourced from VOA.

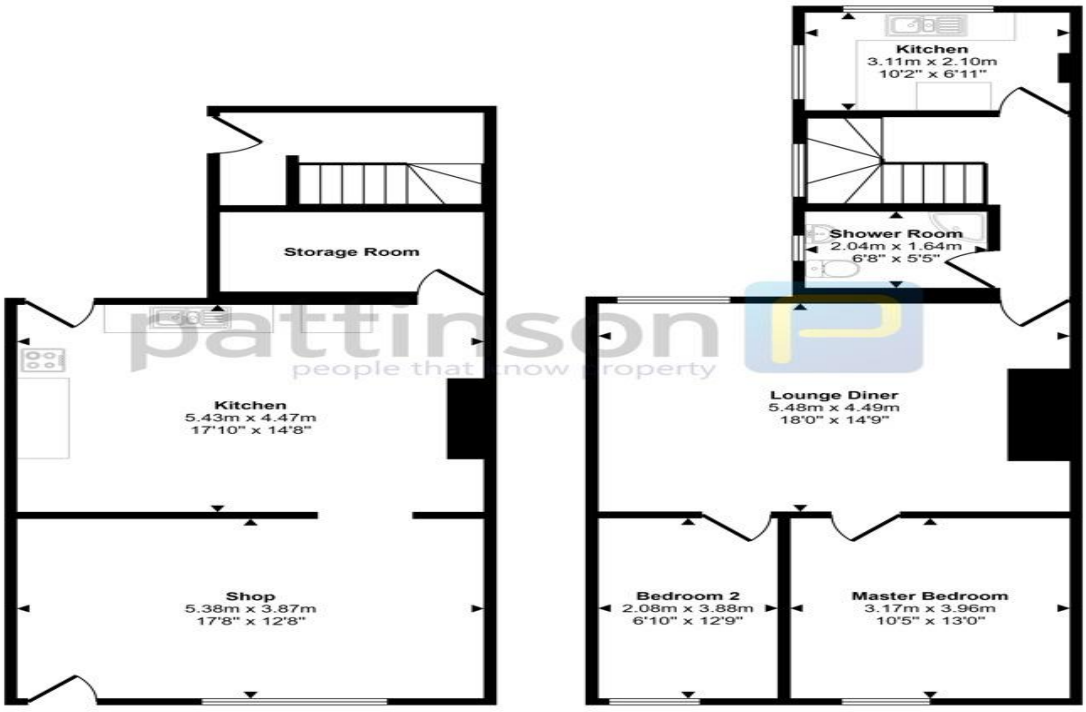
EPC

Available upon request. Rating B/D.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@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.

Approx Gross Internal Area
125 sq m / 1341 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft

First Floor
Approx 66 sq m / 710 sq ft

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.

Hawthorn Road, Ashington, Northumberland, NE63 9BG

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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