



TO LET

**21 Station Road
Ashington
Northumberland
NE63 9UZ**

Retail Unit

Specification

- Prime retail location
- Close to many national retailers including Halifax, Dorothy Perkins and Burtons

Location

Ashington is a busy and vibrant town in Northumberland, situated 5 miles to the east of Morpeth. The town has an immediate resident population of 14,661 persons and a wider district of Wansbeck's population of 61,138 persons (source-nomis).

The town benefits from good road infrastructure and is situated close to the nearby A189 spine road, which in turn offers excellent links to the A1.

The unit is located on the pedestrianised element of Station Road generally accepted as the 100% prime trading location in the town. Retailers in the immediate vicinity include Boots the Chemist, Halifax, Clinton Cards, Dorothy Perkins, Burtons and Sue Ryder.

Description

The property provides retail accommodation at ground floor with first and second floor storage.

Accommodation

The accommodation comprises the following approximate areas: -

Net Frontage	21.1 inc	(6.43 m)
Ground Floor Sales	663 sq ft	(61.7 sq m)
Ground Floor Ancillary	169 sq ft	(15.7 sq m)
First Floor	1,072 sq ft	(99.59 sq m)
Second Floor	909 sq ft	(84.45 sq m)

Tenure

The property is available via a new full repairing and insuring lease for a term of years to be agreed subject to regular rent reviews at a commencing rent of £15,000 per annum.

Rating Assessment

The assessment currently appearing on the Valuation List is as follows: -

Shop & Premises £21,250.

The Uniform Business Rate for the year 2010/11 is 41.4 pence in the pound.

Interested parties should make their own enquiries to the Local Rating Authority, Wansbeck District Council.

Legal Costs

The tenant will be responsible for the landlords reasonable legal fees incurred in the transaction.

VAT

The figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract





Ordnance Survey

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