

TO LET

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# Former Woodhorn Motors Showroom

Ellington Road Ends, Ashington, Northumberland NE63 8QJ



## Key Highlights

- Prominent roadside location
- Showroom - 544.87 sq m (5,865 sq ft)
- Total site size of approx. 0.82 acres
- Available immediately
- May be suitable for a range of uses STPP
- Rent of £45,000 per annum exclusive

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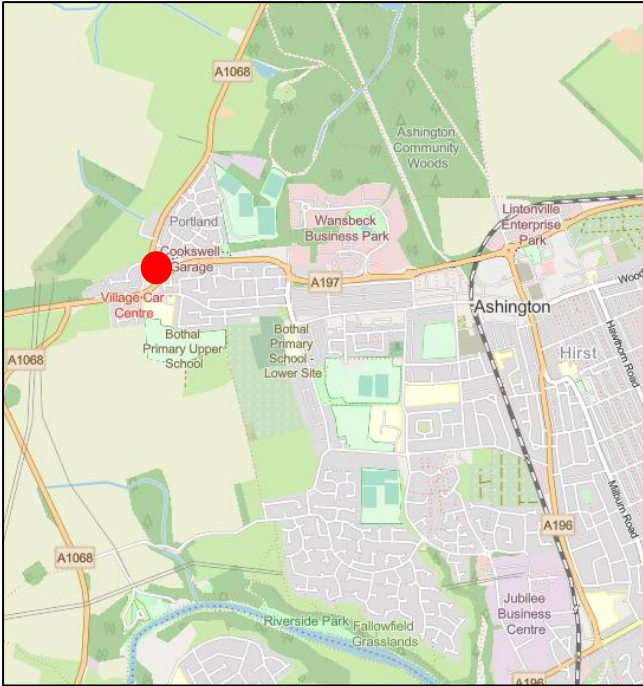
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## Location

The subject property is located on Ellington Road Ends in Ashington and accessed from Ellington Terrace but also visible from Morpeth Road which forms part of the A197 and is a main road between Ashington town centre and Morpeth.

The property sits less than 1 mile from Ashington town centre and is also within a short distance to neighboring occupiers Aldi, KFC, Domino's, Kwik Fit and Enterprise Car Hire.



## Description

The property comprises a detached former car showroom situated on a prominent roadside site of approx. 0.82 acres.

Internally the showroom provides a predominantly open plan floorplate, complete with an attractive floor-to-ceiling glazed perimeter frontage and internal partitioned offices.

Main access to the property is by a rear shutter door which opens out onto private secure forecourt with associated car parking.

The property is well known locally as a former motor trader, but may be suitable for a variety of uses, subject to obtaining necessary planning permission.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

	<b>SQ M</b>	<b>SQ FT</b>
Former Car Showroom	544.88	5,865
<b>Total GIA</b>	<b>544.88</b>	<b>5,865</b>
	<b>SQ M</b>	<b>Acres</b>
<b>Total Site</b>	<b>3,318</b>	<b>0.82</b>

## Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed

## Rent

£45,000 per annum exclusive.

## Rateable Value

We understand the premises have a current Rateable Value of £33,500 (2023).

## Energy Performance Certificate (EPC)

D95.

## Legal Costs

Each party will be responsible for their own legal/professional fees.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.



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\*for indicative purposes only

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June 2021

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