



124/124a Milburn Road, Ashington, Northumberland NE63 0PQ

- Stunning Three Storey Mixed Use Property
- Ground Floor Unisex Hair Salon
- Three Storey 4 Bedroom House
- Large Workshop/Garage
- Total Floor Area 247.3 sq. m. (2,661 sq. ft.)
- Presented to a High Standard (Recently Refurbished)
- Ideal for an Owner Operator or Investor
- Trading Salon, Available with Vacant Possession
- Close to Town Centre

Price: £199,950 Offers Over

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Location

This part of Milburn Road is a busy shopping parade with excellent passing trade and free on street parking. Milburn Road is circa ½ a mile from Ashington town centre and is surrounded by a mixture of local authority housing, privately owned housing and tenanted accommodation. Ashington is a large and densely populated town in south Northumberland and is approximately 6 miles east of Morpeth and 16.5 miles north of Newcastle upon Tyne.

Description

Salon/Retail Unit

The salon/retail unit, located on the ground floor consisting open plan salon which previously housed 5 cutting stations, 1 backwash unit, customer reception area, kitchen and staff W.C facilities.

House

The house is accessed via a private entrance to the front and rear of the property consisting kitchen on the ground floor, with living room, 3 bedrooms, office and bath/shower room on the first floor with the remaining bedroom on the second floor.

Garage

Large garage to the rear of the property with electric double doors.

Tenure

Freehold

Price

£199,950 offers over

Viewing

Strictly by appointment through this office

Rateable Value

The 2022 Rating List entry is Rateable Value £5,100.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax

Band A

Floor Areas

Area	Sq. m.	Sq. ft.
Salon/Retail Unit		
Ground Floor		
Salon/Retail	43.48	468.01
Kitchen	6.49	69.85
W/C	2.39	25.72
Total	52.36	563.59
House		
Ground Floor		
Kitchen/Diner	31.10	334.75
First Floor		
Living Room	32.15	346.05
Office (Mezzanine)	11.96	128.73
Bedroom en suite	21.75	234.11
Bedroom	11.95	128.62
Bedroom	13.30	143.16
Bath/Shower Room	7.95	85.57
Second Floor		
Bedroom	27.52	296.22
Total	157.68	1,697.25
Garage	37.26	401.06
Grand Total	247.3	2,661.9

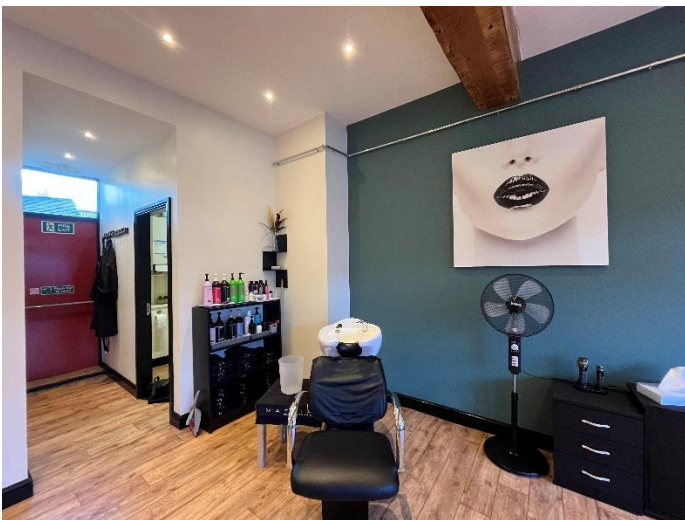
Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: H631 (Version 1)

Updated 26th February 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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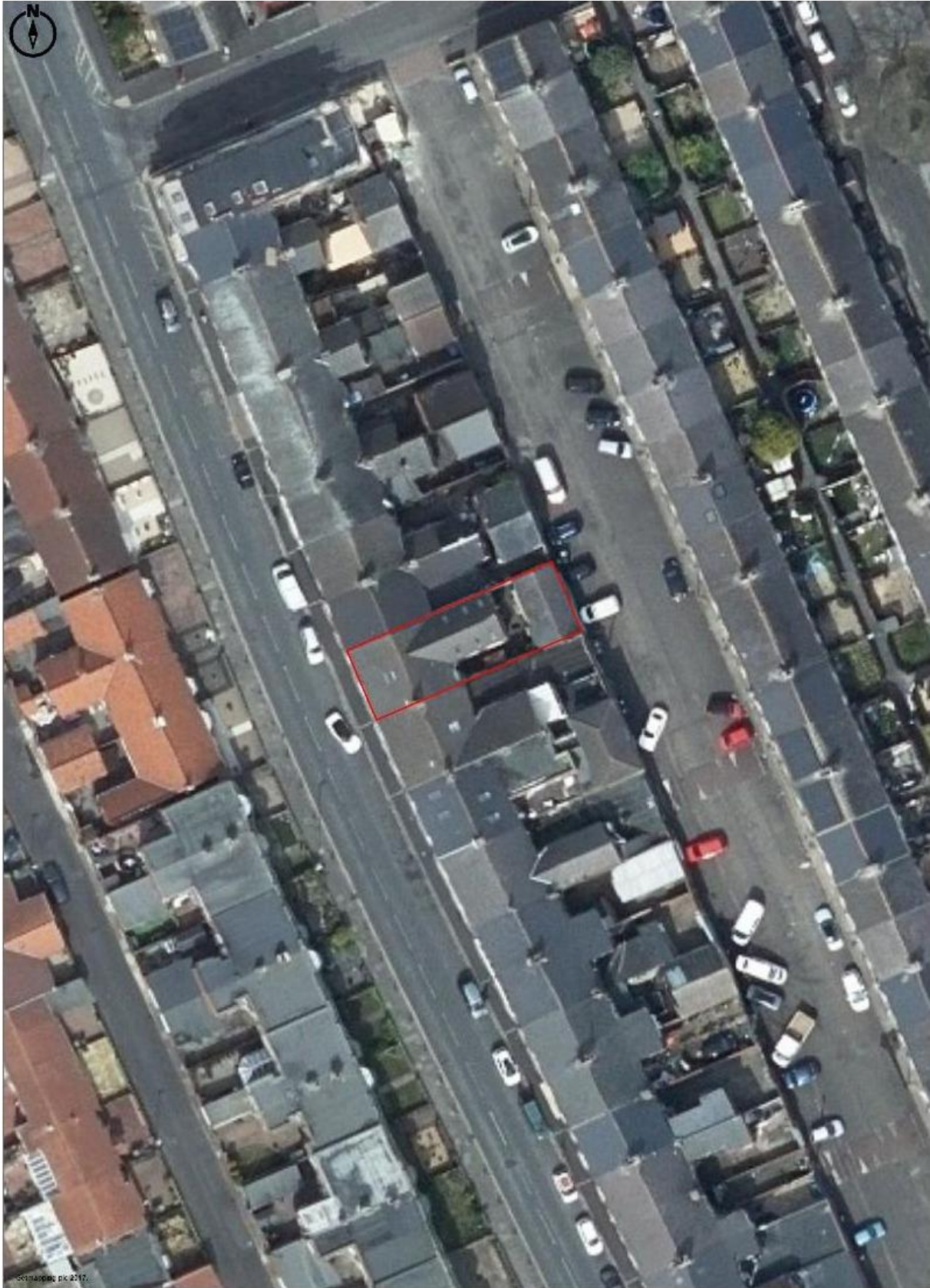
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