



## Unit 1C Central Arcade 14 Woodhorn Road, Ashington NE63 9AE

- Ground Floor Retail Unit
- Excellent Footfall
- Town Centre Location
- Suitable for a Variety of Uses
- Floor Area 93.91 sq. m. (1,010,8 sq. ft.)
- Excellent Passing Trade
- New Flexible Lease Terms Available
- Free Parking to the Rear

**Rent: £9,000 per annum**

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## Location

The unit is situated on the ground floor of the old Co-op building in the centre of Ashington and benefits from high level of passing trade along Woodhorn Road, a main route into the town.

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. There is an excellent transport infrastructure with the A189 Spine Road, the Northumberland Coastal Route and excellent public transport links. There is free parking to the rear of the property.

## Description

The space is located on the ground and basement levels within a three storey detached imposing property known as the old Co-op building.

The total floor area is circa 93.91 sq. m. (1,010 sq. ft.) consisting ground floor open plan retail area, kitchen and W.C. The unit would suit a variety of uses subject to the correct use class.

## Rent

£9,000 per annum

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rateable Value Unit 2

The 2022 Rating List entry is Rateable Value £ TBC

## Viewing

Strictly by appointment through this office.

## Important Notice

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3. Any areas, measurements and distances given are approximate only.

**Ref: H516 (Version 1)**

**Amended: 17<sup>th</sup> May 2023**

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