



1 – 3 Mapel Street, Ashington, Northumberland NE63 0BG

- Substantial Two Storey Retail Unit
- Floor Area 425 sq. m. (4,579 sq. ft.)
- Prime Position in the Heart of Ashington
- Suitable for a Variety of Uses
- Excellent Potential Investment Opportunity
- Electric Roller Shutters

Auction Guide Price £90,000 +

For Sale by Auction. Live Online Auction, bidding starts Wednesday 31st July 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is located on the corner of Mapel Street and Woodhorn Road in the centre of Ashington. It benefits from high level of passing trade along Woodhorn Road, a main route into the town.

Description

A substantial end terrace two storey building with part pitched part flat roof. The main accommodation consists open plan retail/stores over both floors. The property needs renovations but when complete would be ideal for an owner operator or investment opportunity.

Floor Area

Area	sq. m.	sq. ft.
Ground Floor	215.38	2,318.33
First Floor	210.04	2,260.85
Net Internal	425.42	4,579.18

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Title Number

ND31022

Rateable Value

This property was removed from the rating list on 2nd November 2021.

Auction Guide Price

£90,000 +

Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Viewing

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Important Notice

1. 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.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see: agentspropertyauction.com

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Prepared 20/06/2024

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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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