

Retail | Office | Industrial | Land



**62/62a Station Road,
Ashington, Northumberland, NE63 8RN**

- Ground Floor Retail Units
- Unit 1 - Floor Area circa 53 sq. m. (575 sq. ft.)
- Unit 2 - Floor Area circa 43 sq. m. (467 sq. ft.)
- Located within Busy Shopping Parade
- Suitable for a Variety of Uses (stpp)
- On Street Parking
- Available as one whole Unit

Rents from: £4,680 per annum

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Location

Located on Station Road circa 150 meters from the main high street which has many national operators including EE, Superdrug, Subway, Boots, Savers, Hays Travel and Greggs to name a few. 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

The available units are situated on the ground floor of a mid-terrace, two-storey property with a pitched roof. There are two self-contained units currently available, which can be let individually or combined to form a single open-plan space by removing the existing stud wall. Previously, 62 Station Road operated as an aesthetics academy, while 62a Station Road was used as an Afro-Caribbean food store. The premises are versatile and would be suitable for a range of uses, subject to the appropriate planning consent.

Area	sq. m.	sq. ft.
62 Station Road		
Retail	20.68	222.59
Office	8.21	88.37
Office	14.10	151.77
Office	10.46	112.59
External Shared W.C	N/A	N/A
Total	53.45	575.33
62a Station Road		
Retail	29.42	316.67
Store	14.05	151.23
External Shared W.C	N/A	N/A
Total	43.47	467.90
Net Internal	96.92	1,043.23

Rent

62 Station Road	£6,240 per annum
62a Station Road	£4,680 per annum
Combined Units	£10,680 per annum

Tenure

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

Viewing

Strictly by appointment through this office.

Rateable Value (62 Station Road)

The 2025 Rating List entry is Rateable Value £2,350

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.

Rateable Value (62a Station Road)

The 2025 Rating List entry is Rateable Value £3,150

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.

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.

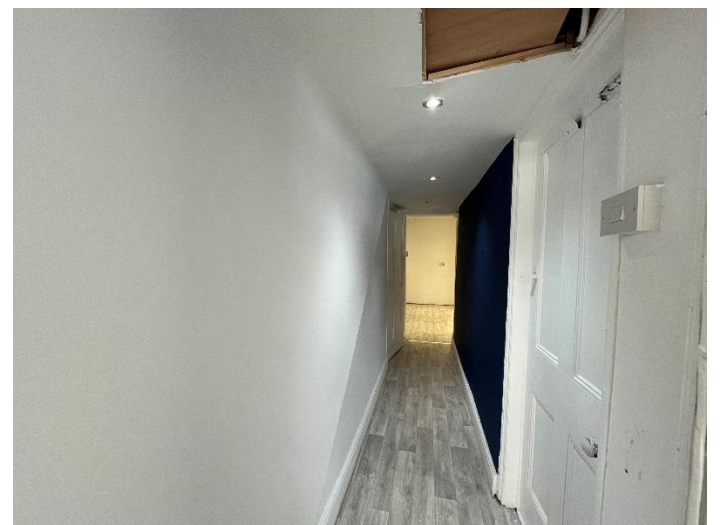
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score. **R573**

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