



4 Lintonville Terrace, Ashington NE63 9UN

- First Floor Office Space
- Well Presented
- Designated Parking Included
- Alarm System
- Floor Area* 73 sq.m. (785.76 sq.ft.)
- Main Road Location
- Suitable for a Variety of Uses
- New Lease Terms Available

Rent: £8,100 per annum

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Location

The premises are located on Lintonville Terrace, close to the main shopping parade within Ashington and opposite Asda. There is a large amount of passing traffic and footfall. The property is prominently situated and in an advantageous position.

Description

The offices are situated on the first floor of a two storey red brick detached property with pitched slate roof. The available floor area* is circa 73 sq. m. (785.76 sq. ft.) consisting private ground floor entrance leading to four separate offices suites and w/c facilities.

The property has ample telephone/power points, a high quality alarm system, double glazing and allocated secured parking to the rear. It would suit a variety of uses subject to the correct planning use class.

**measurements have been provided by a third party company and not the responsibility of Rook Matthews Sayer. We advise that this can be used as a guide only and you should carry out your own due diligence*

Rent

£8,100 per annum

Tenure

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

Costs

The in-going Tenant is to cover the landlord's fees of £1,000+v (£1,200 inc vat)

Rateable Value

The 2025 Rating List entry is Rateable Value £4,400

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.

EPC Rating

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Important Notice

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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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