

Retail | Eateries | Pubs | Leisure | Care | Hotels



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: £6,600 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

£6,600 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

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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