



## 5 Poplar Buildings, Woodhorn Road, Ashington NE63 0BA

- Prominent two storey retail unit in established commercial parade
- Total area circa 55.45 sq. m. (596 sq. ft.)
- Electric roller shutters for added security
- Potential for no business rates (subject to eligibility criteria)
- Suitable for various retail or service uses (STP)
- Strong roadside visibility and consistent pedestrian footfall

**Rent: £7,500 per annum**

# COMMERCIAL

## Location

Poplar buildings is located 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.

## Description

The property comprises a well-proportioned two-storey end-terrace retail unit extending to approximately 55.45 sq. m. (596.85 sq. ft.). The ground floor provides an open-plan retail sales area extending to circa 37.5 sq. m. (403.64 sq. ft.), offering a versatile trading space suitable for a range of retail or service-based uses. The layout allows for flexible configuration, with ancillary W/C facilities located to the rear.

The first floor extends to approximately 17.95 sq. m. (193.21 sq. ft.) and provides additional accommodation currently utilised as office and storage space. This area is well-suited for administrative functions, staff use, or further stock/storage requirements.

Overall, the property offers a practical and efficient layout, combining a clear open-plan retail area with useful ancillary accommodation across both floors.

## Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	37.5	403.64
First Floor	17.95	193.21
<b>Net Internal</b>	<b>55.45</b>	<b>596.85</b>

## Rent

£7,500 per annum

## Tenure

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

## Rateable Value

The 2026 Rating List entry is Rateable Value £4,700

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.

## Viewing

Strictly by appointment through this office.

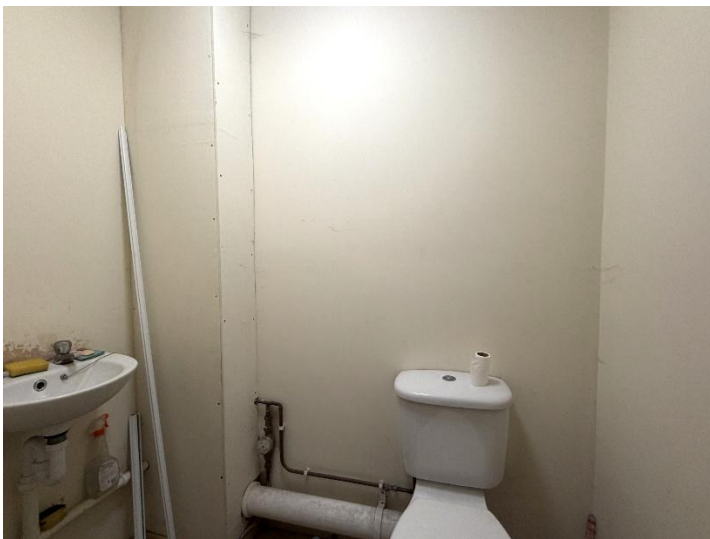
## Important Notice

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.

**Ref: I422 (Version 1)**

**Prepared: 17<sup>th</sup> March 2022**

# COMMERCIAL



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.

R573