

7 LINTONVILLE TERRACE ASHINGTON NE63 9UN



PROPERTY FOR SALE OR TO LET

- Ground Floor Accommodation:
- First Floor Accommodation:
- Suitable for various uses
- Available Sale/Let
- EPC Rating D
- Cafe/Retail Premises
- Retail/Office Premises
- Central location
- Good Footfall

Price £135,000

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Mid terrace property in a busy prominent location in Ashington town centre.

The property is available to let, either the building as a whole or separately, the ground and/or the first floor.

The accommodation comprises: shared entrance vestibule, ground floor, currently utilised as a cafe, but available for a number of uses, subject to any necessary Planning and Building Regulation approvals.

First floor currently vacant.

Letting accommodation: The property is available by way of an internal repairing and insuring basis. Lease terms to be negotiated.

Rent quoted is exclusive of rates and other outgoings.

Rent by negotiation.

ASKING RENT :

GROUND FLOOR £165 per week.

FIRST FLOOR - £95 per week.

Freehold interest asking price £135,000

EPC rating D.

GROUND FLOOR ACCOMMODATION:

FRONT ROOM

14'11" x 13'6" (max) (4.55m x 4.12m (max))

20.33 sq m (219 sq feet or thereabouts).

REAR ROOM

13'2" x 13'6" (max) (4.03m x 4.13m (max))

16.06 sq m (173 sq ft or thereabouts).

KITCHEN

11'3" x 11'3" (3.44m x 3.45m)

11.67 sq m (127sq ft or thereabouts).

Storage cupboards off.

REAR LOBBY

Leading to WC.

WC

With close coupled cistern.

EXTERNALLY

The garage has been converted to a second kitchen area.

SECOND KITCHEN AREA

10'2" x 17'7" (3.12m x 5.38m)

16.79 sq m (180 sq ft or thereabouts).

FIRST FLOOR ACCOMMODATION:

LANDING

MAIN ROOM

10'2" x 27'11" (max) (3.1m x 8.53m (max))

99.48 sq m (317 sq ft or thereabouts).

SECOND FRONT ROOM

8'4" x 10'5" (2.56m x 3.19m)

8.17 sq m (88 sq ft or thereabouts).

REAR LOBBY

With storage cupboard. WC off.

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REAR ROOM

11'1" x 8'1" (3.38m x 2.47m)

8.35 sq m (90 sq ft or thereabouts).

SERVICES

Mains water, drainage, gas and electricity.

RATEABLE VALUE

Ground floor - £6,600

First floor - £3,350

FLOORPLANS

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating -

Broadband and Mobile -

(Ofcom Broadband & Mobile Checker Jan 2024).

Mobile Checker

EE- Good outdoor-,variable in property

O2- Good outdoor and indoor

Three- Good Outdoor

Vodafone- Good outdoor and indor

Broadband

Standard- 17 Mbps (Highest Download) 1 Mbps (highest Upload)

Superfast- 80 Mbps 20 M bps

Flood Risk - Rivers & Sea - Very Low. Yearly chance of flooding 2036 -2060- Very low

Surface Water -Very Low,. Yearly chance of flooding 2040 -2060- Very low

Planning Permission - None

Coalfield & Mining Areas - Yes

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TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

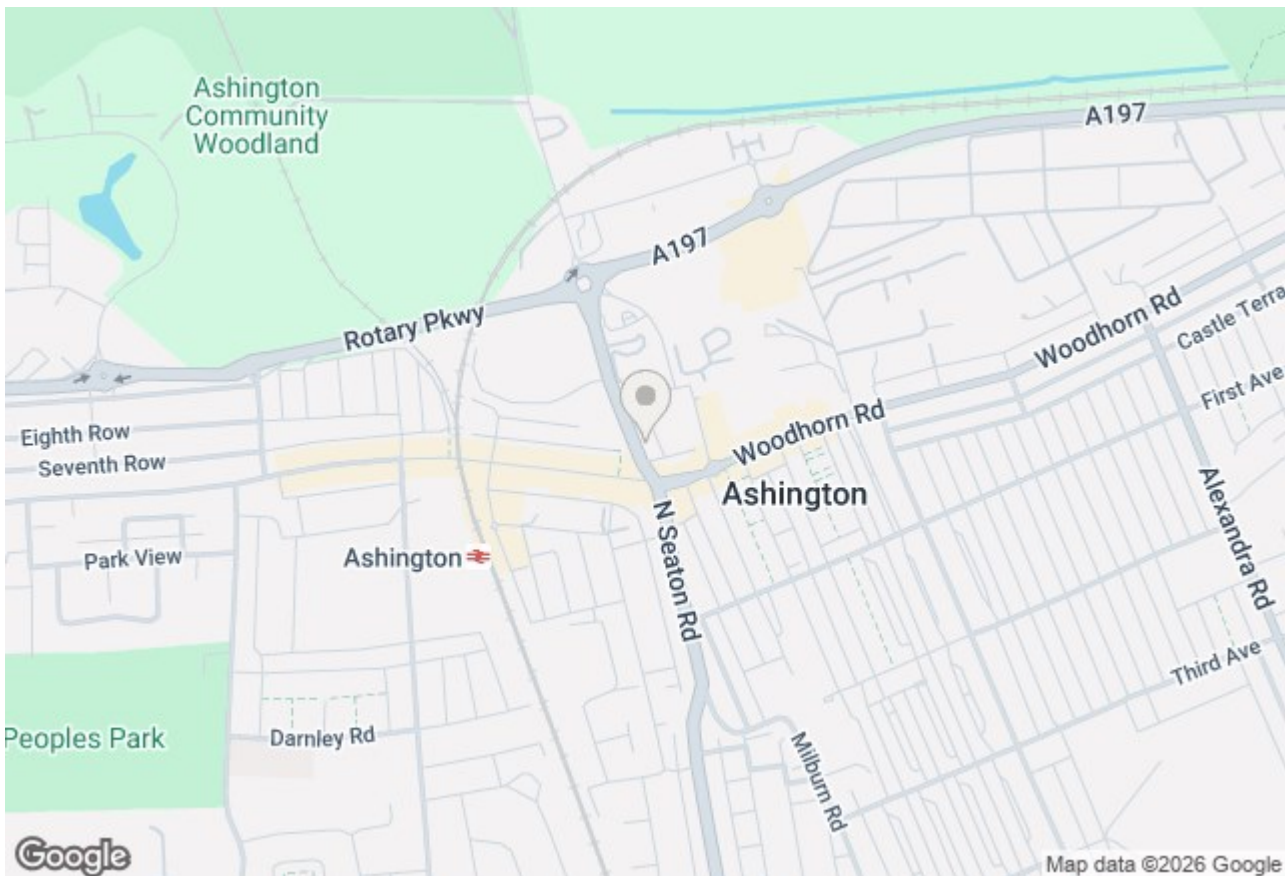
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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