



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: £6,600 per annum

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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
Net Internal	55.45	596.85

Rent

£6,600 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

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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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Amended: 08th June 2026

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