



Retail Investment

3 Bellway House, Woodhorn Road, Ashington NE63 0AE

- Ground Floor Retail Unit
- Rental Income £6,000 per annum
- 8 % Yield on Asking Price
- Floor Area circa 49.5 sq. m. (532 sq. ft.)*
- Tenanted by M & H Bakes
- Prime Town Centre Location
- Electric Roller Shutters

Freehold: Offers in Excess of £75,000

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Location

The property is situated close to the corner of Woodhorn Road and North Seaton Road a busy row of independent retailers. It benefits from excellent passing trade being one of the main routes into the Town Centre.

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

We are delighted to present to the market this self-contained, single-storey mid terrace retail unit, ideally located in a prime position within Ashington Town Centre.

The property is fully let to M & H Bakes, offering an attractive investment opportunity in a prominent retail location. The unit comprises 532.8 sq. ft. (49.5 sq. m.)*voa and features an open-plan retail area, kitchen/store, and WC facilities. The premises are well-presented, benefitting from a suspended ceiling with recessed lighting, air conditioning, and electric roller shutters.

Tenancy Schedule / Rental Income

Let to M & H Bakes on a 5-year FRI lease from October 2021, generating £6,000 per annum.

Yield

8 % on Asking Price

Tenure

Freehold

Price

Offers in Excess of £75,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £5,600

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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