



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

COMMERCIAL

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

C

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: I250 (Version 1)

Updated December 2025

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



**The Property
Ombudsman**