



**79-85 North Seaton Road,  
Ashington, Northumberland NE63 0AG**

- Large open-plan restaurant and with bar area
- Includes a spacious 4/5 bedroom flat
- Net internal area 368 sq. m. (3,961 sq. ft.)
- High volume of passing trade
- Fully equipped commercial kitchen
- Suitable for a variety of other cuisines
- Qualifies for 100% small business rates relief
- New lease available with a rent of £15,000 per annum

**Price: £29,950 Leasehold**

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### Location

The premises occupy a prominent and highly visible position on North Seaton Road, situated along one of Ashington’s main arterial routes. North Seaton Road is a well-established commercial corridor benefiting from consistent vehicular traffic and strong local footfall.

The property lies within the popular North Seaton area of Ashington, a market town in Northumberland with a substantial residential population and a growing local economy.

The surrounding area comprises a dense mix of residential housing, schools, convenience stores, and independent retailers, providing a steady and loyal customer base. The location offers strong trading potential due to its roadside prominence, established neighbourhood catchment, and convenient access to surrounding towns and coastal areas.

### Description

An excellent opportunity to lease a substantial mid-terraced hospitality premises with spacious residential accommodation above, prominently positioned on North Seaton Road in Ashington.

The ground floor comprises a large open-plan bar and restaurant area, providing flexible seating arrangements and strong trading potential. To the rear is a separate dining area, ideal for private functions or additional covers, together with a fully fitted and equipped open-plan commercial kitchen.

The property also benefits from a basement level currently utilised for alcohol and barrel storage, offering valuable additional operational space.

To the first floor is a spacious 4/5 bedroom flat, ideal for an owner-operator or staff accommodation, presenting significant cost-saving and convenience advantages.

The premises have previously traded as a Chinese restaurant; however, the layout and size would suit a wide variety of cuisines or hospitality concepts, subject to any necessary consents.

This is a rare opportunity to secure a substantial, well-configured restaurant premises with the added benefit of generous residential accommodation in an established trading location.

### Floor Area

Area	sq. m.	sq. ft.
Ground floor	227.88	2,452.9
First floor	112.7	1,213
Basement	27.45	295.46
<b>Total</b>	<b>368.03</b>	<b>3,961.4</b>

### Tenure

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

### Price

£29,950 Leasehold

### Rent

£15,000 per annum

### Viewing

Strictly by appointment through this office.

### Rateable Value

The 2026 Rating List entry is Rateable Value £3,400

### Council Tax

Band A

### Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
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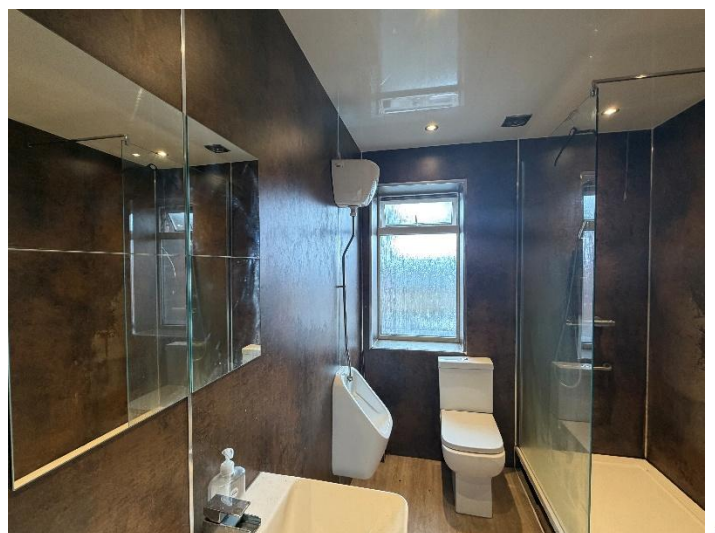
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Prepared 20<sup>th</sup> February 2026

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