



Commercial Investment

154/154a Milburn Road, Ashington, Northumberland NE63 0PH

- Two Tenanted Commercial Units
- Floors Area Unit 1: 702 sq. ft. / Unit 2: 221.73 sq. ft.
- Rental Income - Unit 1: £6,300 per annum / Unit 2: £4,200 per annum
- 9.13 % Yield on Asking Price
- On Street Parking
- Excellent Passing Trade

Freehold £115,000

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Location

This part of Milburn Road is a very busy shopping parade with good pedestrian footfall and a good amount of passing traffic and free on street parking. Milburn Road is a round $\frac{1}{2}$ a mile from Ashington centre and is surrounded by a mixture of local authority housing, privately owned housing and tenanted accommodation.

Description

The units are situated on the ground floor of an end terraced two storey brick premises under a pitched slate roof. One being approximately 65.26 sq. m. (702.5 sq. ft.) and let to a dog grooming business and the other being 20.6 sq. m. (221.73 sq.) currently tenanted by a massage therapist



Tenant

154 Milburn Road
It's A Dog's Life – Dog Groomers
Rent: £6,300 per annum (increase to £6,500 Oct'27)
EPC: C
*building insurance included in rent

154a Milburn Road
Totally Treated - Massage Therapist
Rent: £4,200 per annum
EPC: D

Yield

Rental yield of 9.13%, based on the asking price.

Tenure

Freehold

Price
£115,000

Viewing

Strictly by appointment through this office.

Rateable Value 154 Milburn Road

The 2036 Rating List entry is Rateable Value £7,100

Rateable Value 154a Milburn Road

The 2026 Rating List entry is Rateable Value £3,100

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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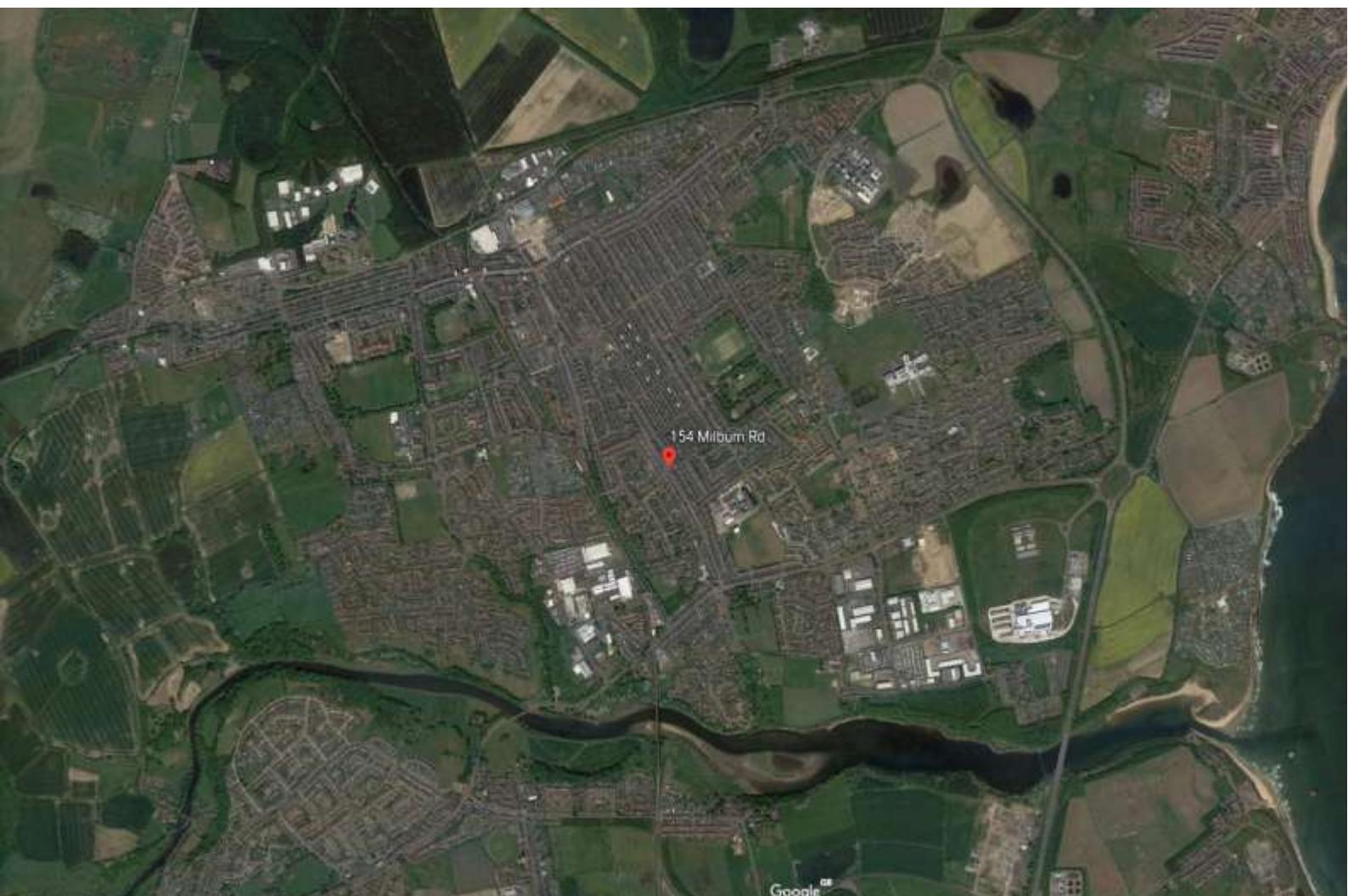
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