

5 STATION ROAD ASHINGTON NORTHUMBERLAND NE63 9UZ



FREEHOLD INVESTMENT OPPORTUNITY FOR SALE

- INVESTMENT OPPORTUNITY
- LEASE DATED 31st OCT 2023
- PROMINENT LOCATION
- EPC RATING C
- BUSINESS NOT AFFECTED
- TEN YEAR TERM
- Approx 7 % yield

Price £220,000

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An excellent opportunity to acquire a prominent Freehold investment property positioned on the highly visible corner of Station Road, Ashington. Ideally located close to the new railway station and within easy reach of Asda, the property benefits from strong passing footfall and ongoing regeneration in the immediate area—making it a particularly attractive long-term investment.

The property comprises a substantial corner building arranged over three floors, offering an imposing presence and strong commercial appeal. The current tenant holds a lease over the entire building, although they presently utilise only the ground floor. The lease does permit the tenant to sublet the upper parts should they wish, however this would remain under the tenant's control rather than the purchaser's.

Generating an attractive yield of approximately 7%, this is a compelling addition to any investor's portfolio, providing a secure income stream from an established tenant.

A rare opportunity to acquire a well-located, income-producing asset in a growing area. Early enquiries are highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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