RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

# 1 - 2 STATION BRIDGE ASHINGTON NORTHUMBERLAND NE63 9WQ




## COMMERCIAL PROPERTY TO LET

- TOWN CENTRE LOCATION
- CLOSE TO RAILWAY STATION
- SUBJECT TO PLANNING CONSENTS
- CLOSE TO PUBLIC PARKING
- MULTIPLE USES
- EPC RATING E104

## £1,334 Per Month

25 Newgate Street, Morpeth, Northumberland, NE61 1AW
Fax: 01670 518398
Email: morpeth@rickard.uk.com

01670 513533
www.rickard.uk.com

# 1 - 2 STATION BRIDGE  ASHINGTON NORTHUMBERLAND NE63 9WQ

Commercial retail premises in a prominent location on Station Bridge, close to public car parking and the recently re-opened Ashington Railway Station. Offering flexible space suitable for a number of uses, subject to the relevant Planning and Building Regulation approvals from the Local Authority.

**GROUND FLOOR:**

**OPEN PLAN SPACE**
*35'8" x 31'9" (max) (10.89m x 9.7m (max))*
105.63 sq m or thereabouts.

**LOWER GROUND FLOOR:**

**ROOM ONE**
*19'0" x 15'3" (5.81m x 4.67m)*

**ROOM TWO**
*6'10" x 20'6" (2.1m x 6.27m)*

**WALK IN SAFE**
*8'0" x 11'11" (2.45m x 3.65m)*

**ROOM**
*23'2" x 17'0" (7.07m x 5.2m)*

**KITCHEN AREA**
*9'8" x 17'0" (max) (2.97m x 5.19m (max))*
Store cupboard off.

**MALE WC**

**FEMALE WC**

**STAIRS TO UPPER GROUND FLOOR**

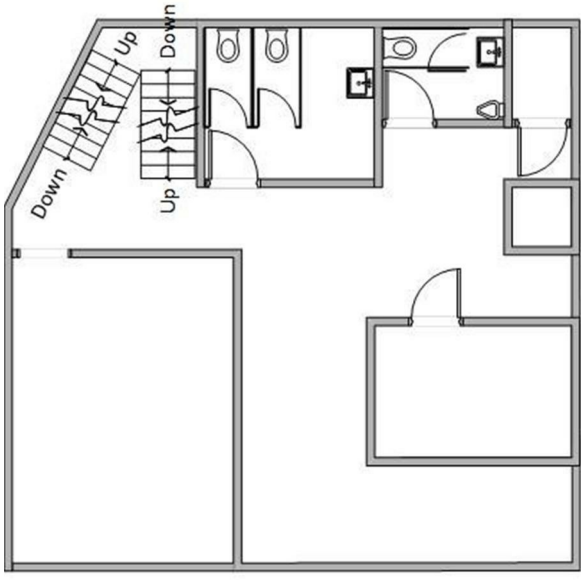
**SERVICES**
Mains water, drainage and electricity.

**RATEABLE VALUE**
To be determined.

**LEASE TERMS**
The property is available on a Fully Repairing and Insuring basis. Lease terms to be negotiated.

Rent quoted is exclusive of all rates and other outgoings.

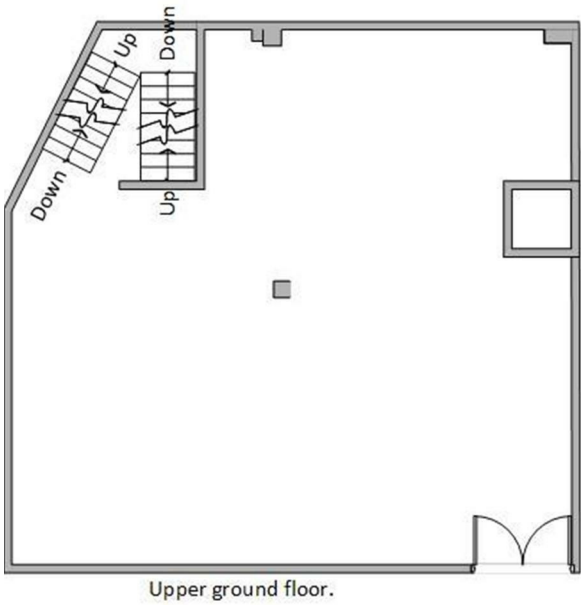
**LOWER GROUND FLOOR**



Lower ground floor.

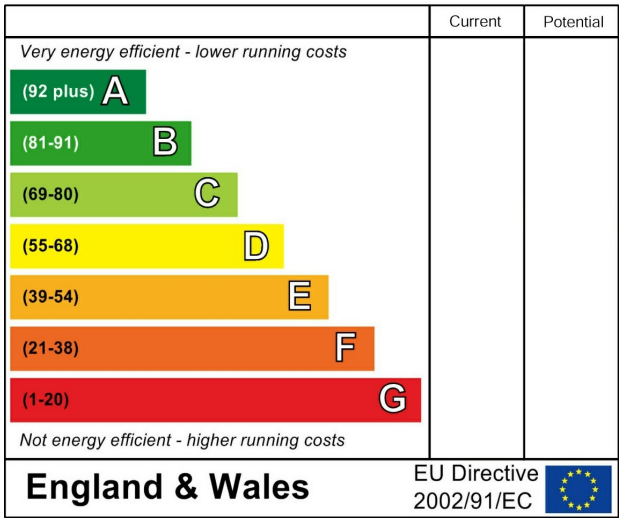
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## UPPER GROUND FLOOR

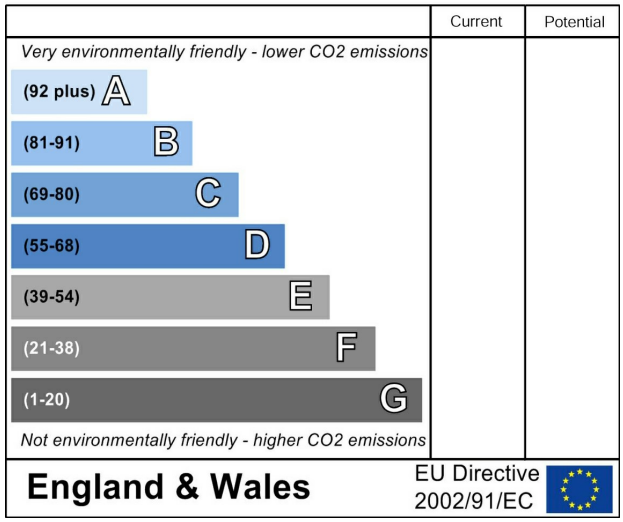


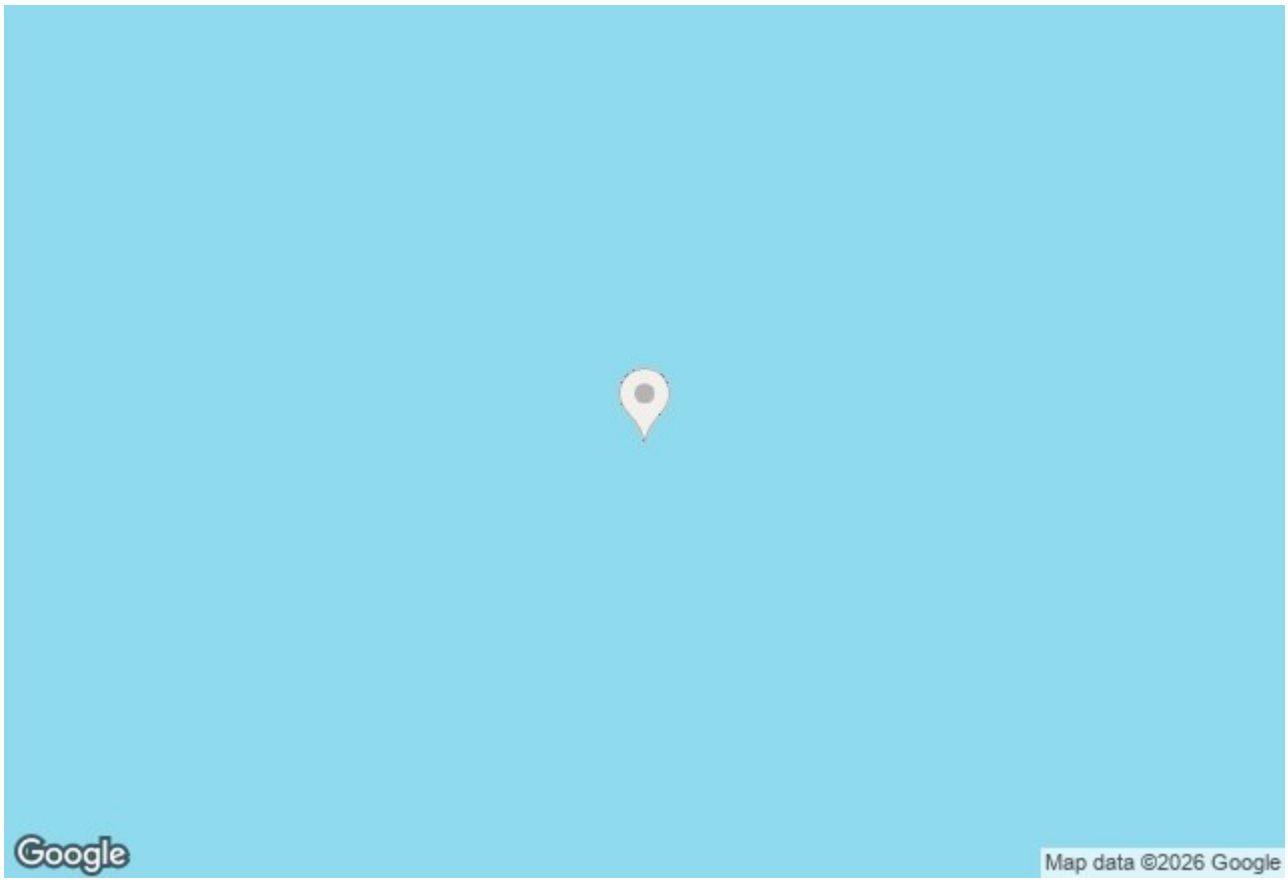
Upper ground floor.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating




17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com