

HIGH STREET PROPERTY / CLASS A1  
2-4 Woodhorn Road, Ashington NE63 9UX



**barkerproudlove**  
retail property consultants

**Rent: On application**

**Area**

3,445 Sq ft / 320 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Mark Proudlove**

**Mob: 07808 479310**

**Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**

**Location:**

The premises occupy a prominent corner location, positioned adjacent to the retail precinct along Station Road, and situated in close proximity to Poundstretcher, Sports Direct, Poundland, Specsavers and Asda.

The proposed new Portland Park mixed leisure and retail development is located to the rear, alongside the Ashington Leisure Centre. Free shopper car parking can be found in the immediate surrounding areas.

**Accommodation:**

3 floors of accommodation including the option to trade from the first floor. Ability to let the accommodation in part to cater for smaller and specific requirements.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor NIA	3445	320.04
First Floor Sales/ Ancillary	3180	295.42
Second Floor	1793	166.57

**Rent:**

Upon application

**Tenure:**

The unit is available on an initial short term basis. Further information available on request.

**Business Rates:**

We understand that the unit has a current Rateable Value assessment at £41,500.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Northumberland County Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - D

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020