



8 JOHN STREET, ASHINGTON, NORTHUMBERLAND, NE63 0SE

- **Former Daycare centre suitable for alternative uses (subject to planning consent)**
- **Substantially refurbished in early 2000's**
- **Town centre location adjacent to new rail station (opening soon)**
- **For sale at £170,000 or to let at £15,000 per annum**

For Sale or To Let

LOCATION

Ashington is a former mining town situated in south-east Northumberland, approximately 5 miles east of Morpeth and 17 miles north of Newcastle upon Tyne. The town has a population of circa 28,000 and benefits from good transport links with the A189 trunk road immediately to hand via the A197, and the A1 trunk road approximately 6 miles to the west.

The property lies within the heart of the town centre, with John Street running directly from Station Road, being the main retailing centre. The new Ashington Railway Station, being on the soon to be reopened line to Newcastle City centre, lies opposite, as does free Council off-street parking.

Tel: 0191 2610300

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The subject property comprises of a detached, single storey brick building under a pitched and slated roof.

Windows are UPVC double glazed and there is a gas fired radiator central heating system, supplemented by air conditioning to the main hall.

The building has most recently been used as a daycare centre, operated by St John's Ambulance, and would be suitable for alternative uses, subject to planning.

The main building sits within its own grounds of approximately 900 sq m with an additional detached double garage.

ACCOMMODATION

We have measured the accommodation on a Net Internal Area basis as follows:

Main hall	150.92 sq m	(1625 sq ft)
5 Offices totaling	80.77 sq m	(869 sq ft)
2 Stores totaling	12.30 sq m	(132 sq ft)
Bathroom	16.97 sq m	(183 sq ft)
Total	276.20 sq m	(2973 sq ft)

Male & Female w.c.'s

Externally

Garage with two roller shutter doors of height 2.9 metres and totaling 44.51 sq m (479 sq ft)



Interior

TENURE

Freehold.

PRICE

Freehold with vacant possession £170,000.

LEASE

Alternatively, our clients will consider letting the property on lease terms to be agreed at a rent of £15,000 per annum on full repairing and insuring terms.

RATEABLE VALUE

The property is entered into the 2023 Rating List with a rateable value of £8,500.

If this is the occupier's only commercial premises, they may benefit from small business rates relief and therefore be exempt from paying business rates.

Interested parties should make enquiries direct with the Local Authority to establish the actual business rates payable.

VIEWING

Strictly by appointment with sole agents, YoungsRPS.



Detached garage

LOCAL AUTHORITY

Northumberland County Council, County Hall,
Morpeth, Northumberland, NE61 2EF
Tel: (0345) 6006400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

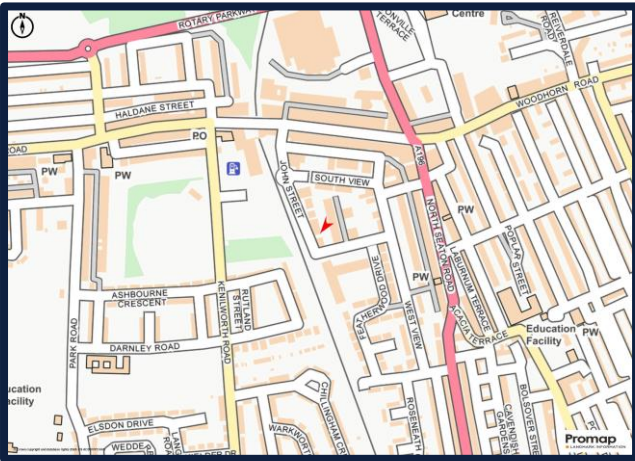
The property has an EPC rating of D-87.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Particulars prepared March 2024



Street map



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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