

## To Let

202B Milburn Road, Ashington, NE63 0PH

£5,000 per Annum



- ❖ Ground and first floor retail accommodation
- ❖ Total Useable floor area of 79 sqm / 850 sq. ft.
- ❖ Located close to Ashington Town Centre and next to the Co-op
- ❖ New lease available

## Description

The property comprises of a ground floor retail unit which was formerly used as a tanning salon but would suit a variety of retail or office uses subject to any necessary planning consents. The property occupies a prominent corner position with return frontage onto Seventh Avenue.

## Location

The property is located in a popular location close to the Town Centre in Ashington.

Ashington sits approximately 27 kilometres (17 miles) to the north of Newcastle and 10 kilometres (6 miles) east of Morpeth

The area has good transport links and surrounding occupiers include a supermarket, gym and residential accommodation.

## Accommodation

To the ground floor there is a retail area of approximately 43 sqm / 462 sqft with a suspended ceiling and carpeted floor. There are two large display windows and a staircase leading to the first floor.

The unit was previously used as a sunbed shop but would suit a variety of uses subject to relevant planning consents.

To the first floor there is a large open plan area of approximately 36 sqm / 387 sqft with large windows, plastered ceiling and carpeted floor.

There is also a WC to the first floor and plumbing for a shower room

## Services

The property has benefit of mains supplies of water, gas and electricity in addition to mains drainage.



## Energy Performance Certificate

The Energy Performance Certificate has been commissioned and is available on request.

## Terms

Available on a new lease at a rent of £5000 per annum exclusive of business rates and all other

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£2800 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2014/2015 is 48.2p in the pound.

Rates payable are therefore £1349.60 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

## Contact Information

Please contact the following for more information:

- Greig Cavey Commercial: 01429 275 791
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