



Retail in NE63

Station Road, Ashington, Northumberland,
NE63 8RN

£118,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Freehold mixed-use property
- ✓ Prime Station Road location
- ✓ Large ground floor retail unit
- ✓ Self-contained two bed flat
- ✓ Rear yard with parking

Key Information

- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

Situated on the ever-popular Station Road, this substantial freehold mixed-use property is offered for sale by online auction and presents an excellent opportunity for investors or owner occupiers alike. Ideally positioned within walking distance of the train station and the new college, the property occupies a prominent town centre location with excellent footfall.

The ground floor comprises a spacious and well-maintained retail unit, offering a large open plan sales area with three useful storage rooms to the rear along with a cloakroom/WC, making it suitable for a variety of commercial uses.

The self-contained first floor flat is accessed via its own private entrance and briefly comprises an entrance hall with stairs to the first floor, a spacious fitted kitchen, generous lounge/diner, modern bathroom fitted with a four-piece suite including separate shower and bath, a large master bedroom with fitted wardrobes and a well-proportioned second bedroom.

Externally, there is an open yard to the rear providing valuable off-street parking.

This versatile property offers the potential for a commercial business with living accommodation above or as an investment opportunity with two income streams. Early viewing is recommended.

Price: Starting Bid £118,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 2196 Square Feet

External Size: 2196 Square Feet

Parking: Off Street

Year built: 1890

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Location

The subject property is located on Station Road, within an established retail and commercial area of Ashington town centre. Ashington is a significant business and residential hub in south east Northumberland, serving both the local population and surrounding communities.

The area benefits from excellent road connectivity via the A189 Spine Road, providing direct access to other parts of Northumberland and the wider North East region.

The location is also set to benefit from major regeneration projects, most notably the reopening of Ashington Train Station, which will restore direct rail links to Newcastle and significantly improve public transport options. Additionally, the new Northumberland College campus, soon to open at Wansbeck Business Park, is expected to bring increased footfall, employment, and demand to the area – further enhancing its appeal for both commercial and residential investment.

First Floor Flat

Accessed via its own private entrance from the rear, the spacious first floor flat extends to approximately 895 sq ft (83 sq m). The accommodation briefly comprises an entrance hall with stairs leading to the first floor landing benefiting from built in storage, a generous fitted kitchen with a range of wall and base units, and a spacious lounge/diner offering ample room for both seating and dining furniture.

There are two well-proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes. The accommodation is completed by a modern family bathroom fitted with a four-piece suite, comprising a panelled Jacuzzi bath, separate shower enclosure, wash hand basin and WC.



Ground Floor Retail Unit

A substantial and well-maintained ground floor retail unit extending to approximately 1,457 sq ft (135 sq m). The property benefits from a fully glazed shop frontage providing excellent visibility onto Station Road, with the added security of electric roller shutters.

Internally, the accommodation offers a large open plan retail area finished with a mixture of carpet and laminate flooring, creating a versatile space suitable for a range of retail or commercial uses. To the rear are three generous storage rooms, one of which benefits from built-in storage racking, providing excellent stock and storage facilities. There is also a cloakroom/WC and rear access leading to an open yard with off-street parking, offering convenient loading and unloading facilities.



Tenure

The property is Freehold and the title number is ND94216.

Rateable Value

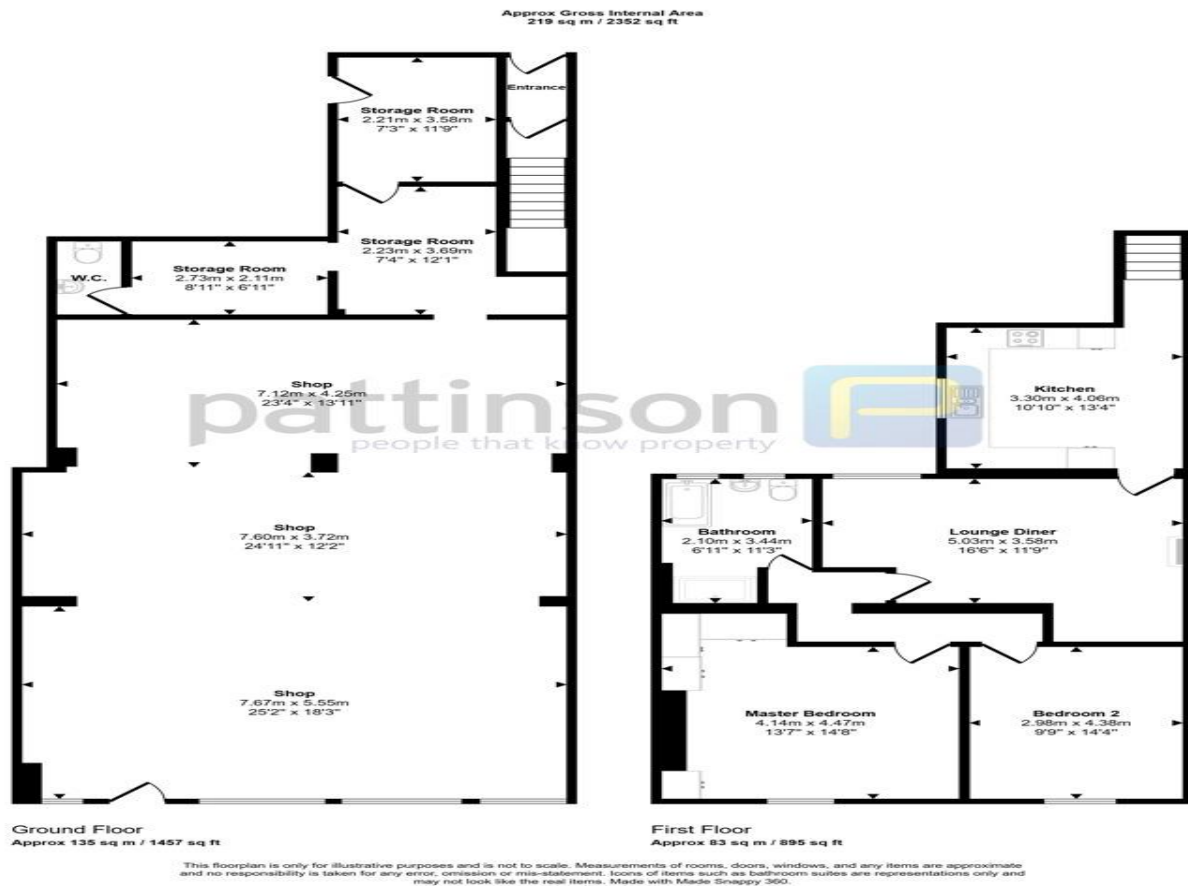
The current rateable value is £11,000 (April 2026 to present). Sourced from VOA.

EPC

Available upon request.
(Rating B for 64)
(Rating C for 64a)

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Station Road, Ashington, Northumberland, NE63 8RN

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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