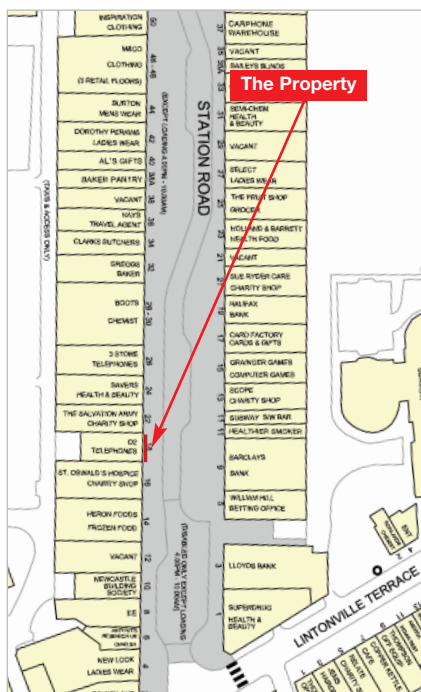


Ashington

18 Station Road Northumberland NE63 9UJ

- Freehold Town Centre Shop Investment
- Let to Telenomics Retail Limited (an O₂ franchisee)
- Lease expires 2018
- No VAT applicable
- Current Rent Reserved
£40,000 pa



Tenure
Freehold.

Location

Ashington is located some 17 miles north of Newcastle upon Tyne and 5 miles east of Morpeth, close to the Northumbrian coastline just off the A196, which in turn provides access to the A1. Newcastle International Airport is located some 21 miles to the south-west. The property is situated on the south side of the pedestrianised Station Road, the town's principal retail thoroughfare. Occupiers close by include Barclays Bank (opposite), Boots the Chemist, Lloyds Bank, Greggs, Holland & Barrett, Superdrug, William Hill and Subway amongst many more.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a small office and ancillary accommodation on the first floor. There is a secure yard to the rear with parking for 2 vehicles.

The property provides the following accommodation and dimensions:

Gross Frontage	7.5 m	(24' 7")
Net Frontage	6.95 m	(22' 9")
Shop Depth & Built Depth	14.1 m	(46' 3")

Ground Floor	87.9 sq m	(946 sq ft)
First Floor	55.8 sq m	(600 sq ft)
Total	143.7 sq m	(1,546 sq ft)

Tenancy

The entire property is at present let to TELENOMICS RETAIL LIMITED for a term of years commencing 9th December 2011 and expiring 14th August 2018 at a current rent of £40,000 per annum without review. The lease contains full repairing and insuring covenants.

Tenant Information

Website Address: www.telenomics.co.uk

For the year ended 31st March 2014, Telenomics Retail Limited reported a turnover of £28,499m, a pre-tax profit of £2,022m, shareholders' funds of £229,515 and a net worth of -£2,168m. (Source: Experian 20.05.2015.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 92 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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