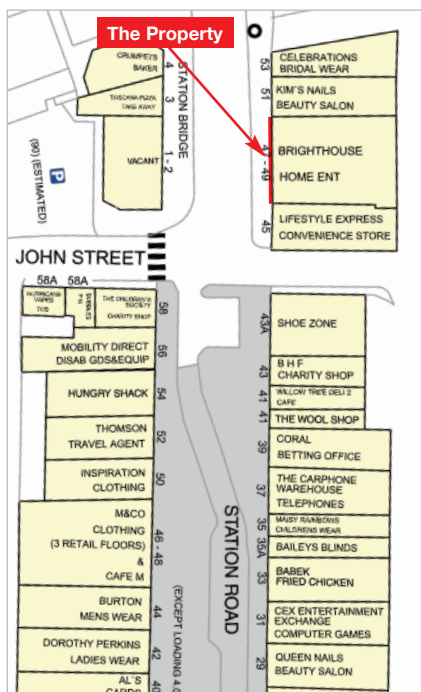


# Ashington

47-49 Station Road  
Northumberland  
NE63 9XE

- Freehold Shop Investment
  - Town centre location
  - Let to Caversham Trading Limited
  - Lease expires 2021
  - Current Rent Reserved
- £35,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Ashington is an attractive town with a population of 27,000. The town is situated 18 miles north-east of Newcastle upon Tyne, access to which is via the A189, some five miles from the M1 Motorway at Morpeth to the west.

The property is situated on the north side of Station Road, a short distance from the pedestrianised section of the road, which provides the main retail provision for the town. There are three large car parks in close proximity to the property.

Occupiers close by include Wilko, Argos, Shoe Zone, M&Co, Coral, Post Office and The Carphone Warehouse.

## Description

The property is arranged on basement, ground and one upper floor to provide a shop unit to the ground floor with ancillary accommodation on first floor and basement.

The property provides the following accommodation and dimensions:

Gross Frontage	15.95 m	(52' 4")
Net Frontage	14.95 m	(49' 10")
Built Depth	21.60 m	(70' 10")
Basement	265.90 sq m	(2,862 sq ft)
First Floor	124.90 sq m	(1,344 sq ft)

## Tenancy

The entire property is at present let to CAVERSHAM TRADING LIMITED for a term of ten years from 3rd October 2011 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition. NB. The 2016 rent review is outstanding.

## Tenant Information

For the year ended 31st March 2016, Caversham Trading Limited reported a turnover of £67.3m, a pre-tax profit of £4.6m and a net worth of £60m. (Source: Experian 27.04.2017.)

## Station Road Improvements

Works were completed in December 2016 to re-open Station Road to one-way through traffic together with 30 on-street parking bays. ([www.ashingtontowncouncil.gov.uk](http://www.ashingtontowncouncil.gov.uk) & [www.northumberland.gov.uk](http://www.northumberland.gov.uk))

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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

**Seller's Solicitor** Ms M Polmear, Beecham Peacock Solicitors. Tel: 0191 245 4039 e-mail: [mpolmear@beechampeacock.co.uk](mailto:mpolmear@beechampeacock.co.uk)  
**Joint Auctioneer** M Collins Esq, Gavin Black & Partners. Tel: 0191 230 2777 e-mail: [martyn.collins@gavinblack.co.uk](mailto:martyn.collins@gavinblack.co.uk)