

## Veterinary Practice & Flat Investment

REF: NE2162

152 & 152a Station Road, Ashington NE63 8HG



- Vet income £7,500 per annum.
- 10 year lease from January 2025.
- Rent review at 5<sup>th</sup> anniversary.
- Flat income £6,000 per annum.
- Ample on-street parking.
- FREEHOLD £149,950 / OFFERS.



### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial. No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property.

**0191 487 8566**

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4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## Location

This investment is located at the western end of Station Road, within a small secondary shopping parade.

Ashington is 15 miles north of Newcastle upon Tyne and was once the centre of the local coal mining industry. Road access to the town is excellent via the A189 Spine Road and the town has recently had a regular rail service reintroduced.

## Property

Comprises a self-contained ground floor lock up unit extending to 70 sq.m. (755 sq.ft). To the upper floors there is a maisonette with 4 bedrooms and a box room plus a kitchen, lounge and bathroom. The maisonette has independent access from the street and its own parking area at the rear of the property. It is occupied by a single tenant.

## Occupational Leases

### 152 Station Road

Occupied by Independent Vetcare Limited (CRN 07746795) on a 10 year lease dated 30<sup>th</sup> January 2025. The current passing rent is £7,500 per annum with a rent review at the 5<sup>th</sup> anniversary.

### 152a Station Road

Occupied under an AST at £500 per month expiring August 2026.

## EPC

Shop Rating - D.  
Flat Rating - D.



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## Tenure

We are advised that the title is freehold.

## Services

We understand that gas, electricity, water and drainage are connected to the property.

## Business Rates

Rateable Value £4,650  
Rates free incentives subject to status.

Council Tax Band A

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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