

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail Premises

2 Dawson House
Poplar Street
Ashington
Northumberland
NE63 0BY

- Former Hair and Beauty Salon
- Well presented ground floor salon with first floor treatment rooms
- Total Floor area 682ft (63.4m2)
- Prominently situated opposite the bus station
- Opposite Wetherspoons
- Nearby, Dawson and Sanderson, Specsavers, Sports Direct

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Prominently situated on Poplar Street, having frontage to Woodhorn Road in Ashington Town Centre opposite the bus depot and Wetherspoons. Dawson and Sanderson, Sports Direct and Specsavers are in close proximity together with ample surface car parking.

Description

Comprises a well presented hair and beauty salon benefitting from wood laminate flooring, plastered walls and ceiling and wood framed display window with shutter. On the first floor there are 3 treatment rooms together with staff facilities.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Internal Width	17'5	5.33
	Sales Depth	37'8	11.52
	Sales Area	429	39.85
First Floor			
3 treatment rooms and kitchen/WC		253	39.85
Externally			
Shared enclosed yard to rear			

Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed (minimum 3 years) on an effective tenant internal repair basis subject to 3 yearly Rent Reviews.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£6,400**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

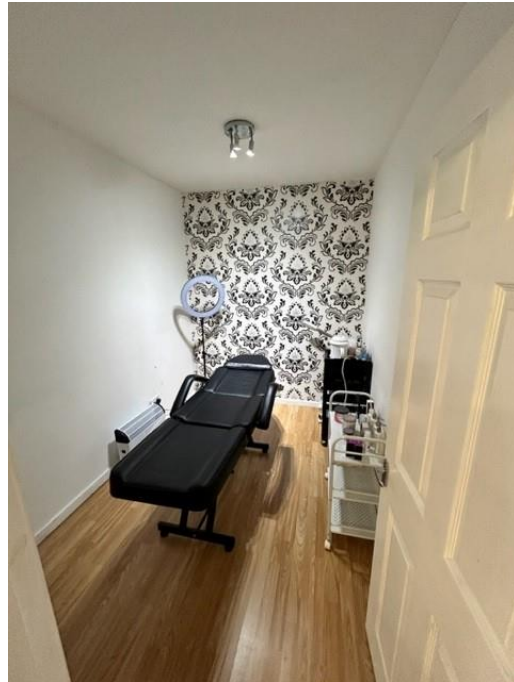
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4201

EPC

Energy Rating 98/D



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