# **Ashington, Northumberland NE63 9XE**

**Freehold Retail Investment** 







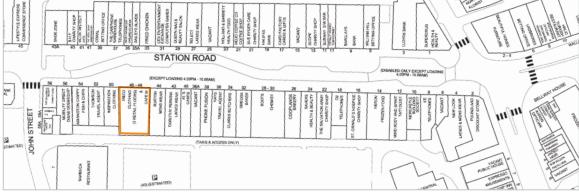


### **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground Basement First Second	Retail Retail Retail Ancillary	285 sq m 296 sq m 284 sq m 295 sq m	(3,067 sq ft) (3,185 sq ft) (3,059 sq ft) (3,175 sq ft)	STORES	10 years from completion on a full repairing and insuring lease subject to a schedule of condition (1)	£48,000	2023 (1
Total		1,160 sq m	(12,486 sq ft)			£48,000	

(1) Tenant's option to determine in the 5th year.

(2) For year ended 24th February 2017, Mackays Stores Limited reported a turnover of £165,611,000, pre-tax profits of £1,100,000 and a total net worth of £36,441,000 (Source: Experian Group 12/06/2018). Mackays Stores Limited is one of the largest privately-owned fashion retailers in the UK. Since inception in the 1960s, M&Co now trades from over 300 stores nationwide with a further 22 stores overseas



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#### **Key Details**

- Let to Mackays Stores Limited (t/a M&Co) on a new 10 year lease (1)
- · Prominent town centre location
- · VAT-free Investment
- · Part first floor used as a café
- · M&Co in occupation since 1982

### On the Instructions of



#### Location

Miles: 14 miles north of Newcastle 21 miles north of Sunderland 12 miles south of Amble

6 miles east of Morpeth
Roads: A1, A1068, A189
Rail: Ashington Railway Station
Air: Newcastle Airport

### Situation

Ashington is located 14 miles north of Newcastle, 21 miles north of Sunderland, 12 miles south of Amble and 17 miles north-east of Newcastle Airport. The property is located in the town centre on Station Road, close to its junction with John Street. There is a public car park to the rear of the property. Occupiers nearby include Coral, Argos, Wilko, Holland & Barrett, Boots, Savers, Greggs, Heron Foods and O2.

#### Description

The property comprises a ground floor shop together with first floor sales and café. The basement provides further sales and the second floor storage accommodation.

#### Tenure

Freehold

#### VAT

VAT is not applicable to this lot.

Six Week Completion