



## Retail in NE63

Hawthorn Road, Ashington, Ashington,  
Northumberland, NE63 9BQ

**£86,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Prominent main road location in Ashington
- ✓ Versatile layout suitable for a range of business uses (Class E)
- ✓ Three well-proportioned ground floor rooms ideal for retail, office or client-facing space
- ✓ Additional workspace / treatment / consultation room to the first floor

## Key Information

- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Pattinson are pleased to welcome to the market this well-presented and versatile commercial premises located on the popular Hawthorn Road in Ashington.

Set across two floors and finished to a modern standard throughout, the property offers flexible space suitable for a range of business uses under Class E, including retail, office, studio, therapy or consultancy. The layout includes multiple rooms of varying size, staff facilities, storage space, and off-street parking to the rear.

With strong roadside visibility and local footfall, this is an excellent opportunity for an owner-occupier or investor seeking a turn-key commercial unit in a prominent location.

Total area approx. 1167 sq ft (108 sq m)

Use Class: E – Commercial, Business & Service

Property Type: Retail

Price: Starting Bid £86,000

Property Type: Retail

Internal Size: 1167 Square Feet

Parking: Off Street, On Street, Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Location

The property is ideally situated on Hawthorn Road, a well-established and busy street in Ashington, Northumberland. Surrounded by residential housing and just a short walk from the town centre, the location benefits from excellent visibility, strong footfall, and easy access for clients.

Ashington is a popular market town with a growing population and excellent transport links, including regular bus routes and proximity to the A189 Spine Road—connecting to Newcastle, Morpeth, and Blyth. The area has seen continued investment and regeneration, making it a great location for both established businesses and new ventures.

## Front Salon Area

4.23m x 4.74m (13'11" x 15'7")

This welcoming front-of-house space is bright and stylish, fitted with a reception desk, product display shelving, and client seating area by the window. Ideal for first impressions, consultations, and customer check-in.



## Main Styling Room

5.31m x 2.91m (17'5" x 9'7")

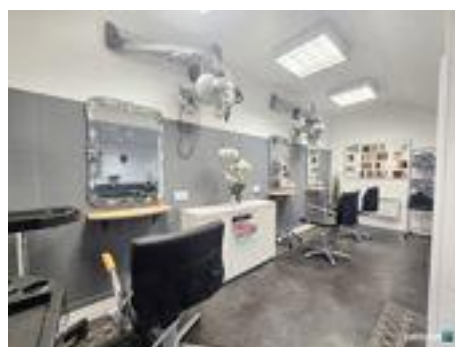
Located just beyond the reception area. A functional and open workspace for cutting, colouring, and styling.



## Colouring Zone

5.28m x 5.33m (17'4" x 17'6")

This large, versatile open-plan space to the rear can double up as a teaching/training area or accommodate small groups. Perfect for team working or hosting guests.



## Backwash & Colour Room – within rear zone

A dedicated space for colour processing and shampoo treatments.



## Kitchen / Laundry Room

2.76m x 3.71m (9'1" x 12'2")

A clean and practical space for staff use, with wall and base units, sink, Laundry area and plenty of room for storage. The external access door leads to the rear yard.



## Ground Floor WC

Located off the kitchen area, ideal for staff use and handy for clients if needed.



## Beauty Room

2.29m x 4.82m (7'6" x 15'10")

A calming, private treatment room ideal for massage, facials, waxing, or brows. worktops with sink, and under-unit storage.



## Storage Room

2.53m x 3.89m (8'4" x 12'9")

A generous stockroom fitted with open shelving, ideal for storing towels, products, and salon supplies. The room also houses the hot water tank that serves the salon's hot water system. With ample space, this area could easily be adapted into an additional treatment room or private office if required.



## TENURE

FREEHOLD - TITLE NUMBER: ND39362

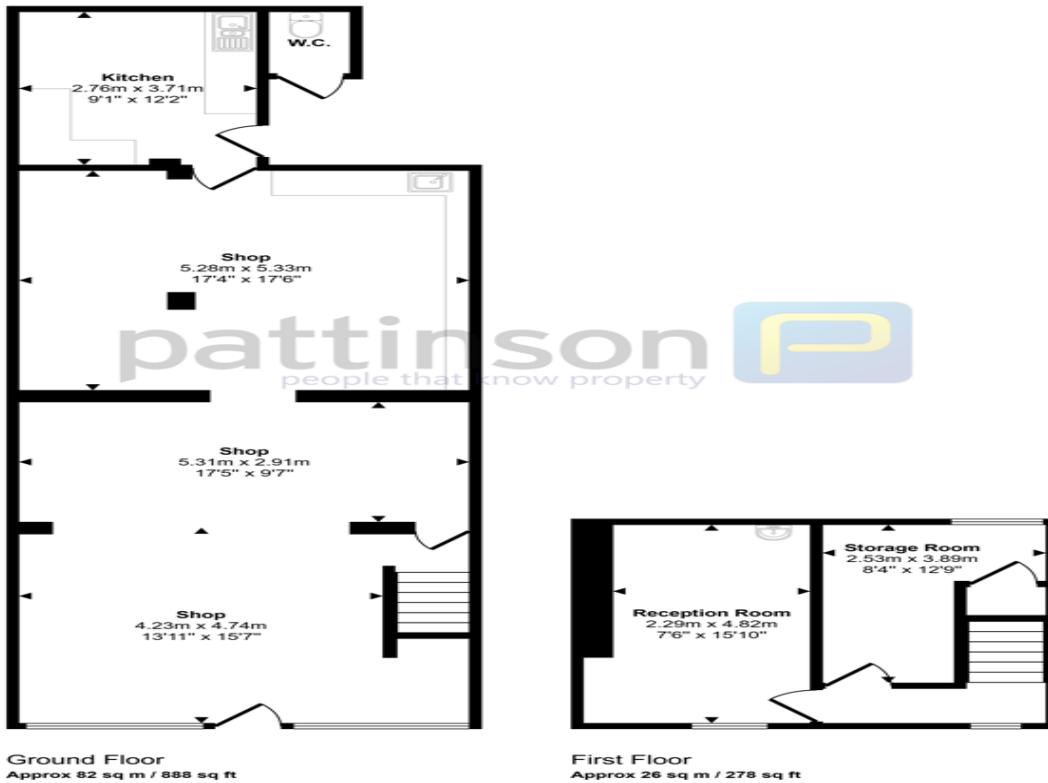
## EPC

TBC

## Rateable Value

The rateable value for the commercial property at 104 Hawthorn Road, Ashington has been assessed at £3,600, effective from 1 April 2023

Approx Gross Internal Area  
108 sq m / 1167 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hawthorn Road, Ashington, Ashington, Northumberland, NE63 9BQ

Contact your local branch today for more information on this property:

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