

109 Marygate, Berwick-upon-Tweed, TD15 1BH

FOR SALE / TO LET – TOWN CENTRE RETAIL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the historic market town of Berwick upon Tweed which is positioned on the border of Scotland and England, 31 miles north of Alnwick, 19 miles south of Dunbar and 62 miles north of Newcastle upon Tyne. Road communications to the town are strong being within close proximity of the A1.

The property is situated towards the western end of Marygate close to the junction with Golden Square which in turn becomes Pudding Lane. The frontage to Marygate is over approximately 6 metres.

Nearby occupiers include Specsavers, Boots, WH Smiths and a number of other independent retailers including The Seagulls Nest, and Deyn's Deli.

DESCRIPTION

The Grade II listed building is of traditional brick construction arranged at ground floor and first floor levels most recently in use as a hair dressing and beauty salon by Northumberland College.

The ground floor is arranged to provide a salon with kitchen and wc to the rear. The first floors provide salon and treatment rooms with additional stores/offices, male and female toilets. The building benefits from a shared yard to the rear however no parking is available.

The property is ideally suited for hair dressing and beauty uses in it's current configuration.

ACCOMMODATION

Ground Floor			
Main Sales Area:	85.33	sq m	918 sq ft
Kitchen:	9.68	sq m	104 sq ft
WC			

First Floor			
Offices/Treatment Room:	66.61	sq m	717 sq ft
Staff Room:	8.05	sq m	87 sq ft
WC			

Total	169.67	sq m	1,826 sq ft
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PROPOSED TERMS

The freehold property is available for sale.

Offers are invited at £140,000.

The property is also available on a new full repairing and insuring lease for a term of years to be agreed at a rent of £12,000 per annum.

RATEABLE VALUE

The property has a rateable value of £16,500. Interested parties should contact the local authority to determine the exact rates payable.

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LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is not elected for VAT.

VIEWING

Strictly by appointment through this office.

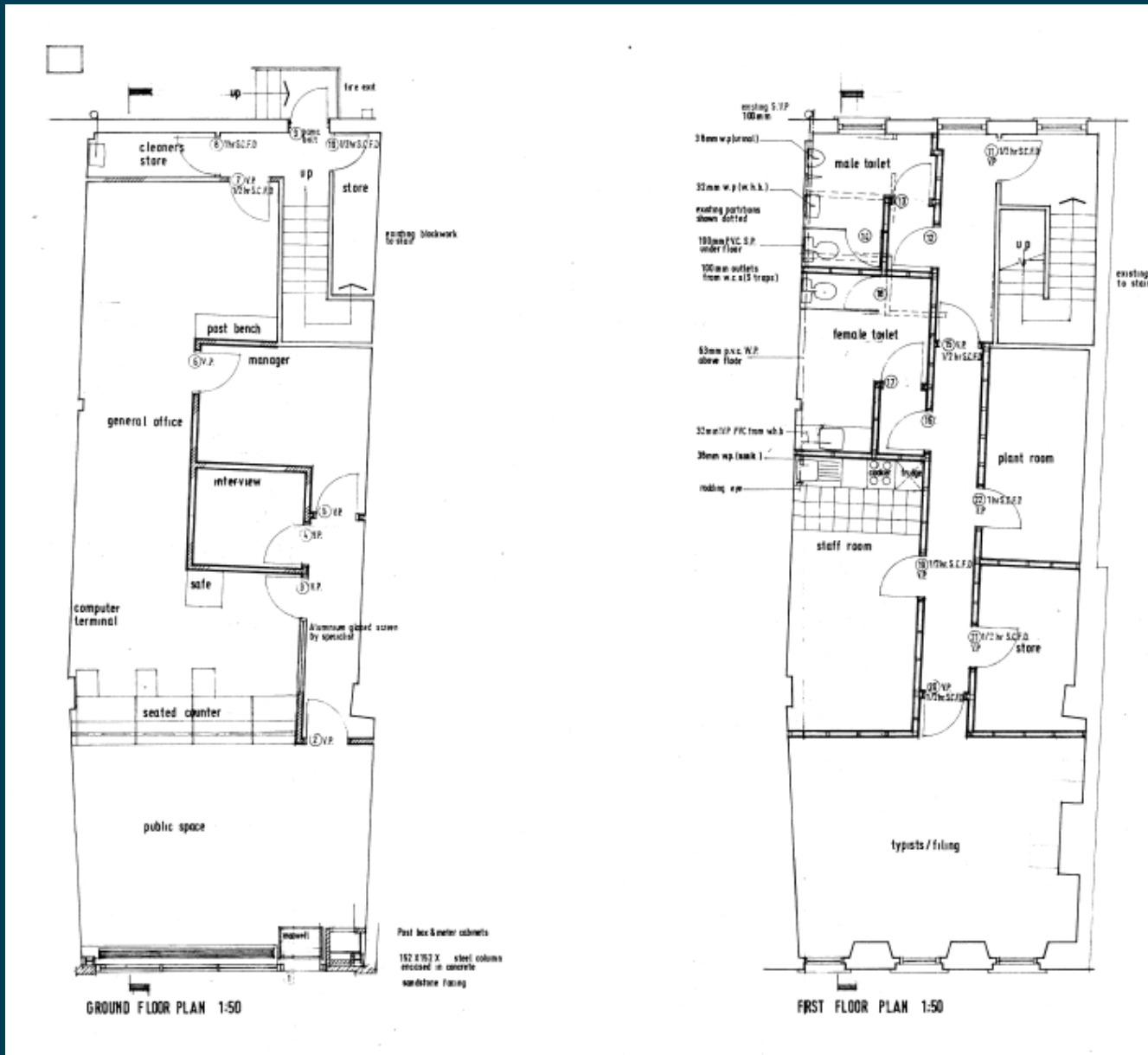
Email: admin@thomas-stevenson.co.uk

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Subject to Contract

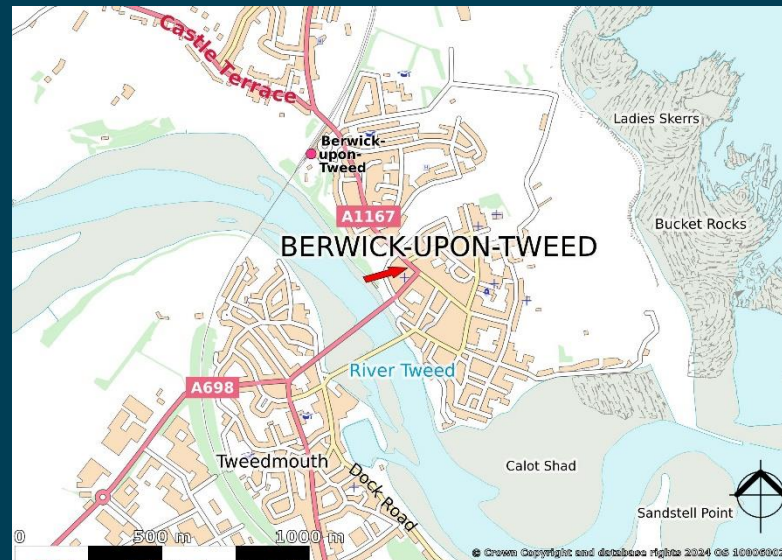
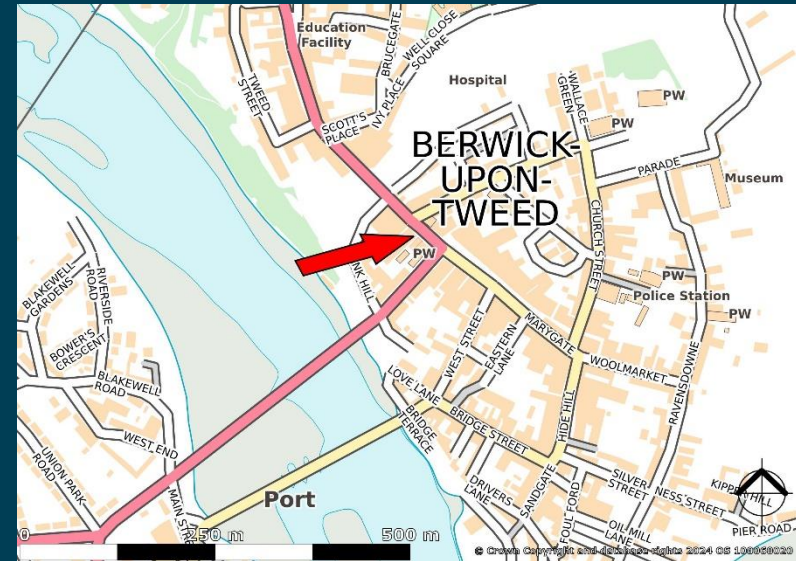
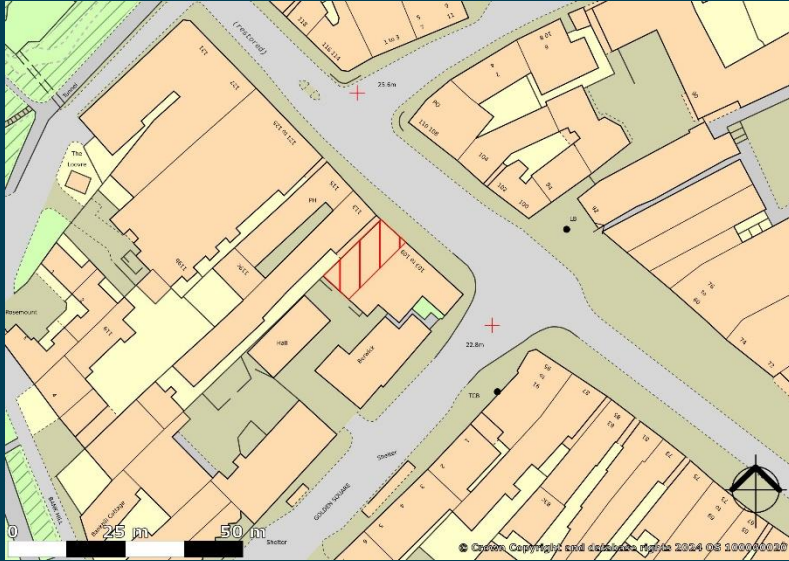
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Energy performance certificate (EPC)

109 Marygate Berwick Upon Tweed TD15 1BH	Energy rating B	Valid until: 24 April 2034
		Certificate number: 7631-8146-6985-3130-3954

Property type: Retail/Financial and Professional Services
Total floor area: 204 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+
1-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

49 B

How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	43 B

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