

95 Main Street

Berwick-upon-Tweed, TD15 2AW

Price Guide £310,000

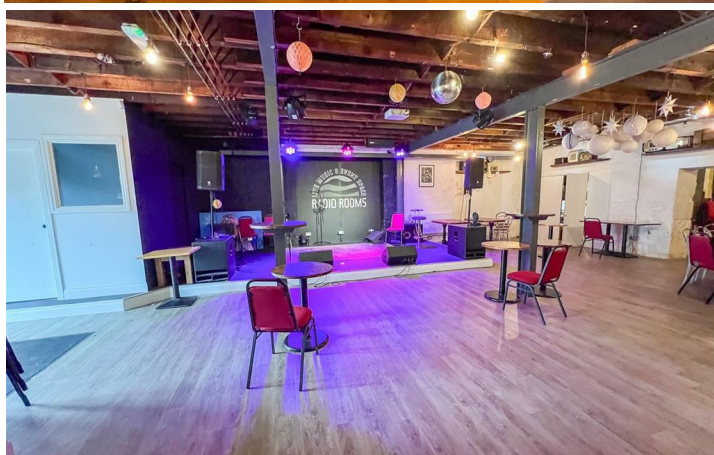
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An excellent opportunity to purchase this substantial stone built detached building, set within large grounds and located in a prime position on Main Street Tweedmouth. The property is currently being used as a successful music venue and the retail of music equipment, which could continue in its current status, however, it would make an ideal restaurant and wedding venue. There is the potential to convert the building into offices, residential dwellings, or the removal of the building and to build new residential properties.

The current configuration of the building is a large function room on the ground floor with a stage area, a fully equipped bar and toilets, stairs leading to a large retail shop which would make an ideal dining room, or an extension to the function room, it had its own external entrance. Leading from the retail shop are a number of useful store rooms, a large commercial kitchen and a dining area. There is a large floored loft.

Large enclosed courtyard offering ample parking and includes a covered outside dining area. Viewing is recommended.



Function Room

30'8 x 41'7 (9.35m x 12.67m)

Double French doors to the function room, which is a superb option space offering ample space for table and chairs and contains a stage with a storage cupboard to the side. The room has two toilets and stairs to the first floor level. Doorways to the bar area.

Bar

17'6 x 15' (5.33m x 4.57m)

A fully functioning bar area which is fully equipped to start trading, all fittings are included in the sale. There is a cellar store room adjoining the bar, which is ideal for storage of drinks and bar supplies.

Kitchen

15' x 24' (4.57m x 7.32m)

A spacious kitchen which has a fully equipped commercial kitchen, which is included in the sale.

Dining Area

13'8 x 30'8 (4.17m x 9.35m)

Overlooking the courtyard at the front and has access to outside dining, this area has ample space for table and chairs. There is a toilet next to the dining area. Door to stairs to the function room.

Music Room

31'9 x 31'2 (9.68m x 9.50m)

Currently being used as a retail shop for music equipment, this multifunctional room offers a variety of uses, including an ideal dining room, offices, or an extended area for the downstairs function room. Windows on two sides and an entrance door to the side.

Store Room 1

8'7 x 15'8 (2.62m x 4.78m)

Access from the music room, this area offers an ideal workroom, office or for storage.

Workroom

15'3 x 12'7 (4.65m x 3.84m)

A storeroom with skylights and access to the stairs to the function room.

Store Room 2

7'9 x 12' (2.36m x 3.66m)

Windows overlooking the music room.

Loft

A large floored loft offering excellent storage.

Outside

A large fully enclosed courtyard offering ample parking and potential to develop further. There is a covered outside dining area.

Services

All mains services are connected.

Tenure-Freehold.

All fitted equipment is included in the sale.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.





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