

For Sale

Retail Premises - with potential for a variety of alternative uses including residential
14-26 Church Street, Berwick upon Tweed, TD15 1DY

Edwin
Thompson



Purchaser Considerations:

- Extensive town centre premises including three spacious interlinked retail units, house (in need of total renovation) and 750m² approx. of rear yardage/garden.
- Suitable for a variety of uses including residential, retail, restaurant, office—subject to standard consents.
- Excellent level of footfall and high visibility to passing traffic.
- Total site area: 1,606m² (0.397 acres) or thereabouts.
- Approx NIA Retail Units: 1,207.90m²/GIA: 1,289.44m².
- Guide Price: £450,000

For sale as a whole.



44/48 Hide Hill, Berwick-upon-Tweed, Northumberland, TD15 1AB.

T: +44 (0) 1289 304432 M: +44 (0) 7717 341200

E: jn.thompson@edwin-thompson.co.uk

s.critchlow@edwin-thompson.co.uk

Location

The historic town of Berwick upon Tweed is the main commercial centre for North Northumberland and the Eastern Borders and has a resident population of approximately 14,000 and an immediate catchment area of approximately 42,000. The town is situated at the mouth of the River Tweed on the east coast, approximately equidistant between Edinburgh to the north and Newcastle upon Tyne to the south (65 miles each way) and is served by both the A1(T) and by the mainline East Coast Railway network.

The town and its hinterland are steeped in history consequent on over 400 years of Border wars between the Kingdoms of England and Scotland and the town has various notable architectural features, in particular the Medieval Town Walls and the Elizabethan Ramparts, the Georgian Town Hall and Britain's earliest Barracks, which date from the early 18th century.

Modern Berwick is an attractive traditional market town which offers a range of retail, leisure and banking services and which is now a significant tourist destination, particularly in the busy summer months, but increasingly throughout the year. There is an active commercial harbour and an increasing throughput of cruise ships.

Situation

The property is situated in a good secondary trading position on the east side of Church Street towards its south end and close to the junction of Church Street with Hide Hill, Marygate (the town's principal retail area) and Woolmarket.

The immediate area is characterised by a range of commercial uses, mainly niche shops, at ground floor level with residential accommodation over.

James McDougall, Antiques, is attached on the south side, whilst Berwick Police Station is a short distance to the north. Other nearby occupiers include SmartFix, The Hair Lounge, Geo. C Grieve Ltd - Stationery Suppliers, Elysian—Boutique, the Town Hall (including the Town Hall Café), T C Smith Solicitors and the Post House Mews flat development.

Description

This substantial, mainly two storeyed, end of terrace property comprises three interconnected retail units which, for many years, have been run as one. Nos 14-18 was first acquired in 1946, to be followed by Nos 20-24 in 1973 and No 26, the former Cannon Fish Restaurant, in 1989. Following the acquisitions, Nos 20-24 was virtually completely demolished and re-built and both were comprehensively refurbished. The three units have excellent display frontage.

A vannel separates Nos 14-18 from the rest of the property and provides access to a now derelict house and a sizeable area of yardage and former garden.

The retail complex has, since the outset, traded as G.O. Fairbairn Ltd specialising in the sale of household furniture, carpets and beds. The premises are being sold due to the retirement of the owners.

The complex is built out of part stone, part cavity construction (mainly externally rendered) under a variety of roofs covered principally in interlocking concrete tiles with flat roofed extensions to the rear.

The three storeyed house is attached to the rear of Nos 20-24 and is of traditional design being constructed out of stone (externally rendered) under pantiles.

Subject to all the normal consents, it is thought that the main property would lend itself to conversion to a variety of alternative uses – perhaps residential throughout or, alternatively, residential on the upper floors with either retail, restaurant or professional services at ground floor level. The vannel is relatively narrow but, were it to be widened, it would provide the key to further development of the yardage and garden areas to the rear.

The Accommodation

Virtually the entirety of the ground and first floor accommodation is devoted to retail and showroom space. There is additional office accommodation at first floor level and WCs on both floors.

The second floor accommodation within Nos 14-18 includes a small staffroom and relatively basic attic storage.

The vannel which divides Nos 14-18 from Nos 20-26 is approximately 2 metres wide at its narrowest point. The enclosed garden/yard area to the rear extends to approximately 750m². With some modification to the vannel it may be possible to convert this area into additional residential use and off-street parking.

The house provides accommodation on three levels. It has not been occupied for a number of years and is substantially derelict.

Services

Mains electricity, water and drainage.

Designations

The property lies within the Town's Conservation Area and No 26 is Grade 2 Listed.

Tenure

Freehold.

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft	
Ground Floor	Net Internal Area	586.12	6,306.6
First Floor	Net Internal Area	515.48	5,546.6
Second Floor	Net Internal Area	106.30	1,143.8
Total	Net Internal Area	1,207.90	12,997.0
	Gross Internal Area	1,289.44	13,874.4
In terms of Zone A		352.10	3,788.6
Gross external area of House		185.00	1,990.6
Gross external frontage to Church Street		28.0m	91' 8"

Rateable Value

£42,250.

The house has been delisted for Council Tax purposes.

Energy Performance Certificate

A copy of the EPC is available to download from the Edwin Thompson website.

VAT

The property is not opted to tax and VAT will not be payable on the purchase price.

Costs

Each side will be responsible for meeting their own legal costs.

Health & Safety

Interested parties are specifically requested not to access the derelict house on the grounds of health and safety,

Viewings

Strictly by appointment with the Selling Agents, Edwin Thompson LLP Chartered Surveyors

T: 01289 304432

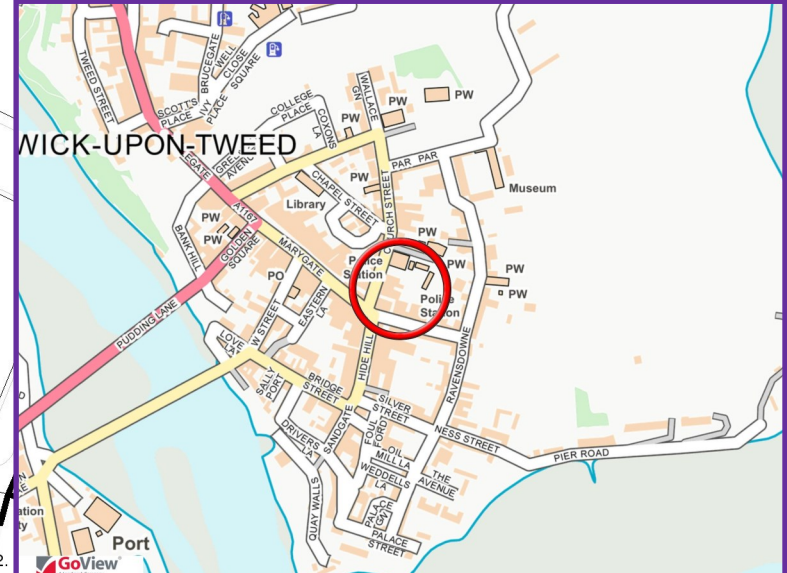
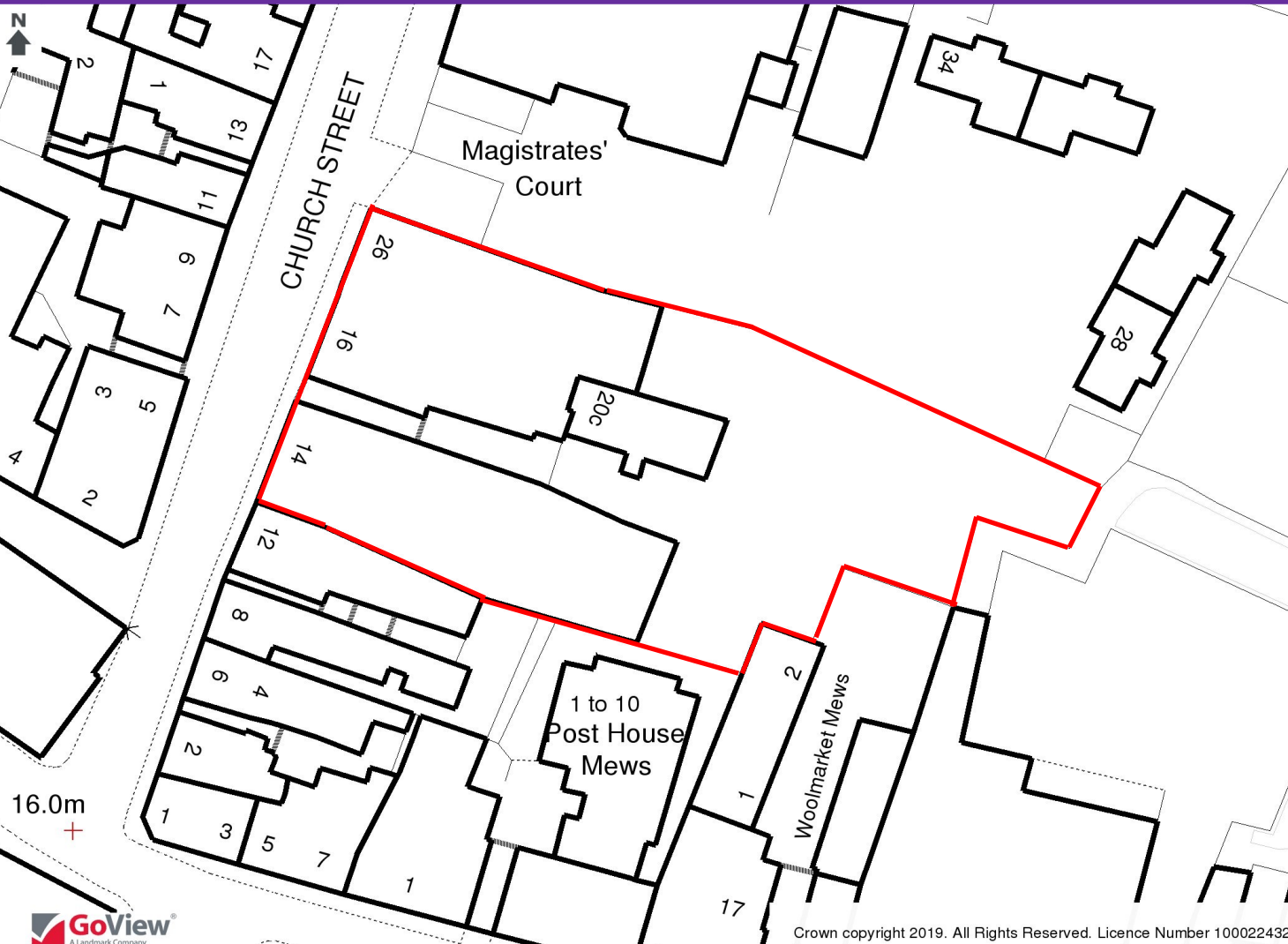
E: jn.thompson@edwin-thompson.co.uk / s.critchlow@edwin-thompson.co.uk



44-48 Hide Hill
Berwick-upon-Tweed
Northumberland
TD15 1AB

T: 01289 304432
F: 01289 302027
E: jn.thompson@edwin-thompson.co.uk / s.critchlow@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin Thompson



Crown copyright 2019. All Rights Reserved. Licence Number 100022432.



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

Edwin Thompson is the trading name of Edwin Thompson LLP, and Edwin Thompson Property Services Limited.

Edwin Thompson LLP is a Limited Liability Partnership registered in England & Wales No. OC306442. Edwin Thompson Property Services Limited is a Limited Company registered in England and Wales No. 07428207. Registered office: 28 St. John's Street Keswick, Cumbria CA12 5AF. Regulated by RICS

Connect with us:

