

To Let - Coffee Shop/Restaurant/Bistro

15 Hide Hill, Berwick upon Tweed, Northumberland TD15 1EQ

Edwin
Thompson



Coffee Shop/Restaurant/Bistro

15 Hide Hill, Berwick upon Tweed. Northumberland TD15 1EQ

Grade II Listed town centre premises

Currently fitted out as Café/Bistro

Net Internal Area 109.64 sq m (1,180 sq ft)

Café, rear preparation area, Storage and WC

Available by way of new FRI lease.

Rental Offers over £9,000 per annum (£750 pcm) are invited

Description

A ground floor café/restaurant forming part of a Grade II Listed three storey terraced tenement.

The subjects are estimated to date from around 1800.

The property is of conventional construction having rendered faced solid natural stone elevations, pitched roof clad in slate to the front section incorporating a brick built chimney stack. To the rear there is an extension of render faced cavity construction with flat roof covered in mineral felt beyond which there is a single storey blockwork extension with mono pitched roof clad in fibre cement sheeting presumed asbestos.

To the rear yard is a brick built range providing two external stores, a WC with low flush unit and wash hand basin and a store room (formerly the ice cream parlour). This building is attached to the adjoining property at 13 Hide Hill it is of brick construction under mono pitched roof covered in mineral felt with cast iron rainwater goods.

Rainwater goods to the front section of the building are of cast iron specification.

Accommodation

Café/restaurant – front shop with serving counter with floor space for dining area (48 covers previously), under stair store and kitchen/preparation area. To the rear there is a store room which is accessed externally. Within the yard to the rear there is a range providing a further store room (formerly the ice cream parlour) and an outbuilding providing a WC with low flush unit and wash hand basin.

Location

The subjects are situated in a good trading position to the east side of Hide Hill at its northern end within Berwick-upon-Tweed town centre.

The immediate locality is primarily characterised by retail/office uses at ground level with residential accommodation on upper levels.

Berwick upon Tweed is the most northern town in Northumberland situated approximately equidistant between Edinburgh to the North and Newcastle upon Tyne to the South (65 miles each way). The town has a population of approximately 14,000 and a catchment area of 42,000. It is generally considered to be the principal market town serving North Northumberland and the East Borders providing a good range of retail, leisure and administrative services.

The town is well connected with the A1 (trunk road) providing access to the national roads network and the main line East coast railway network giving regular access to Edinburgh and Newcastle upon Tyne (approximately 45 minutes) and London (approximately 3.5 hours).

Although, a relatively small town Berwick is regarded a principal market town serving North Northumberland and the Eastern Scottish Borders (a catchment of around 42,000) offering a full range of retail, leisure and financial services. The town also has a significant tourism sector which accommodates an influx of seasonal visitors during the summer months.

The town benefits from a significant tourist trade which is reported to double the resident population during the peak summer season.

Nearby occupiers include James Ford and Son, Vintage Department Store, Meg Maitland, Kellys Nails, Boch & Bumble Barbers, Fitness Centre, Amrans Indian Restaurant, Newcastle Building Society, Timpsons, and i repair.

Areas

Net Internal Area	109.64 sq m	(1,180 sq ft)
ITZA (in terms of Zone A)	57.96 sq m	(624 sq ft)

Energy Performance Certificate

To be confirmed

Rateable Value

The proposed Rateable Value effective from 01-April-2023 is £9,500.

Rateable value information has been obtained from the Government website. Whilst believed to be correct, this information has not been independently verified.

The subjects are Category II Listed. Our understanding is that whilst a Listed building is vacant it may be eligible for up to 100% Rates Relief. This should be independently confirmed subject to application and eligibility.

Services

All mains services are connected.

Tenure

Presumed Freehold

What3words///

Banks.odds.frock

Lease Terms

Available on flexible terms by way of a new Full Repairing and Insuring lease.

Entry

On the conclusion of legal documentation of the lease

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any stamp duty land tax, registration dues and VAT thereon.

Value Added Tax

Any prices are exclusive of VAT. VAT will be payable at the prevailing rate.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

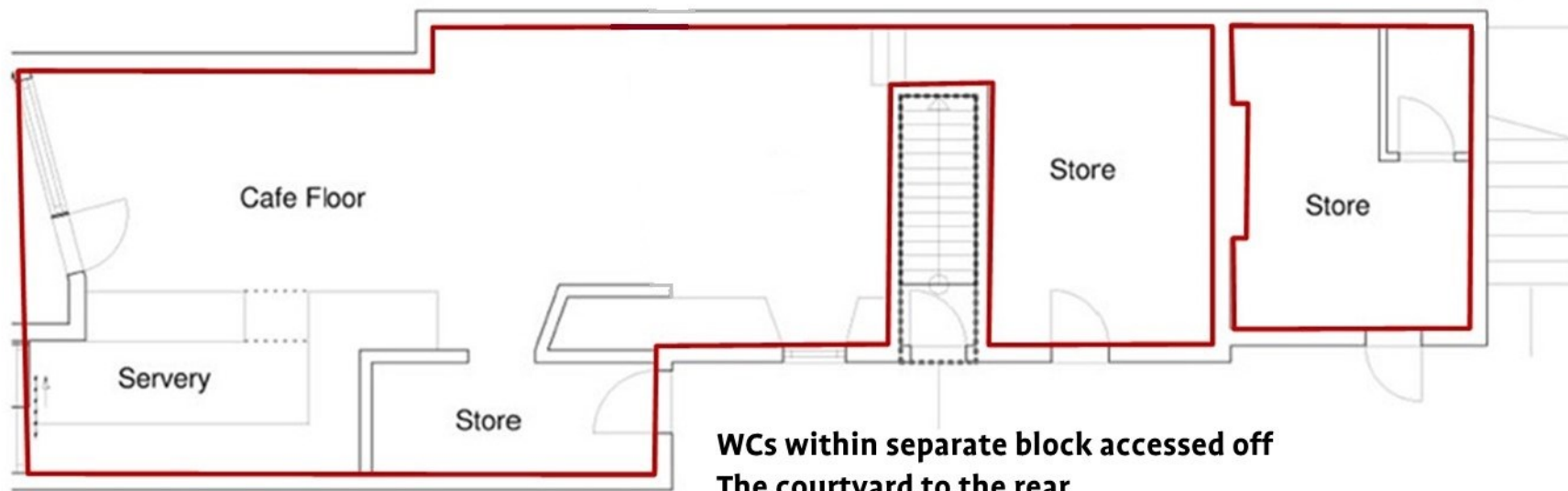
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

E-mail: s.sanderson@edwin-thompson.co.uk

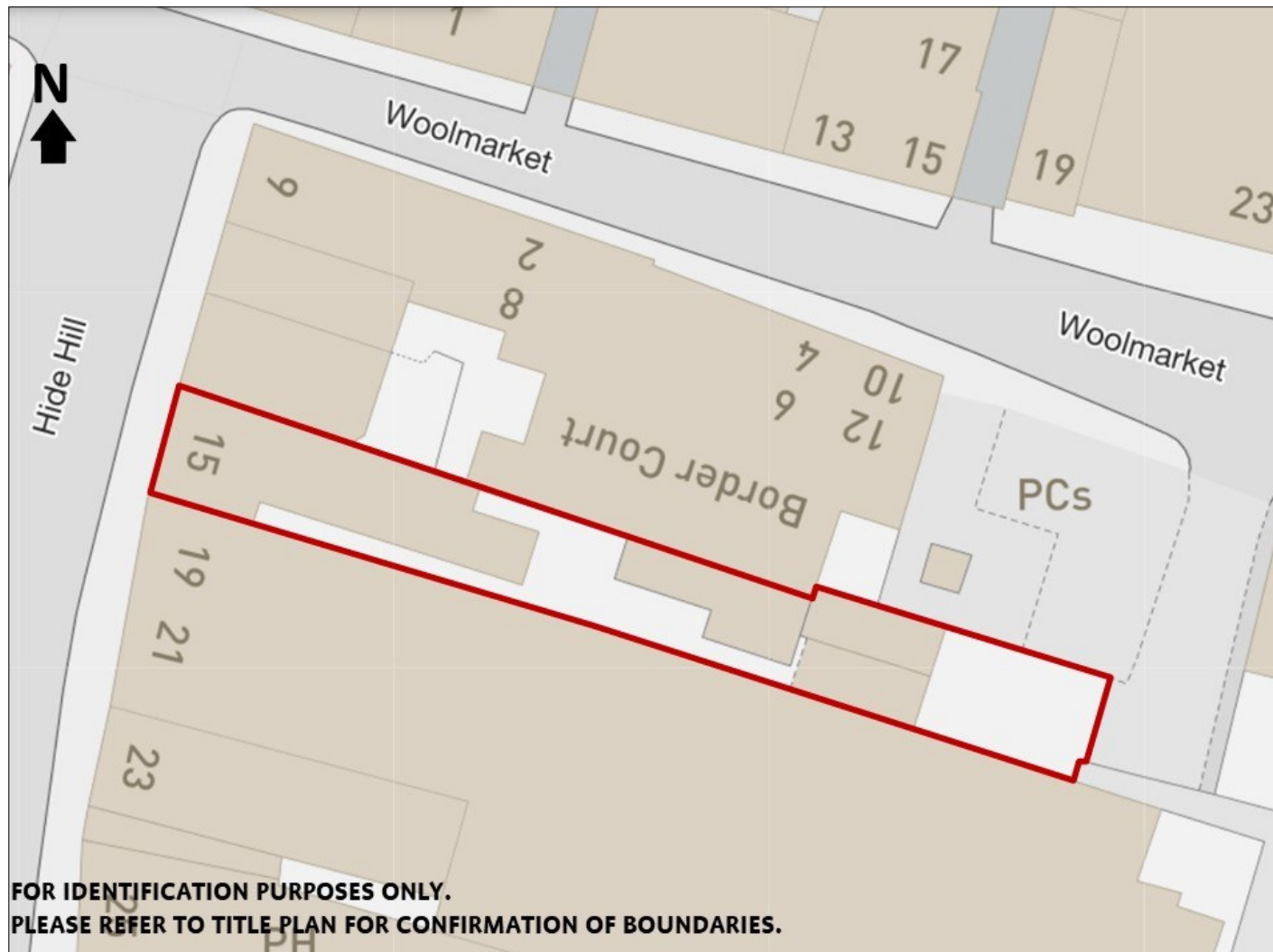




76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

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**FOR IDENTIFICATION PURPOSES ONLY.
PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

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