

# TO LET

103 Marygate  
Berwick upon Tweed  
Northumberland  
TD15 1BH

Edwin  
Thompson



- Prime town centre retail unit.
- Prominent corner location with return frontage.
- Total Net Internal Area 143.80 sq m (1,547 sq ft).

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

T: 01289 304432  
F: 01289 302027  
E: [berwick@edwin-thompson.co.uk](mailto:berwick@edwin-thompson.co.uk)  
W: [edwin-thompson.co.uk](http://edwin-thompson.co.uk)

# Edwin Thompson



## Location

103 Marygate occupies a prime retail site within the historic town of Berwick upon Tweed which is the main commercial centre for north Northumberland and the eastern Borders. The town is situated approximately midway between Edinburgh to the north and Newcastle upon Tyne to the south (65 miles each way) and is served by both the A1 trunk road and the main line east coast railway network which provides regular access to Edinburgh and Newcastle (approximately 45 minutes) and London (approximately 3.5 hours).

Modern Berwick is an attractive coastal town which offers a range of retail, leisure and banking services, a twice weekly open market and excellent private and state educational facilities. The town has a resident population of approximately 14,000 and a burgeoning tourist industry, particularly in the busy summer months.

## Situation

103 Marygate occupies a prominent corner site at the junction of Marygate, the Town's principal retail pitch, and Golden Square which is the main access route into Berwick town centre by road from the south.

Marygate is a busy, vibrant commercial centre with a range of local, regional and national occupiers including, in the immediate vicinity, Specsavers, The Brewers Arms (public house), W R Skelly & Son (butchers), The Sugar Mountain (sweet shop), The Seagull's Nest (gift shop), Vintage-upon-Tweed (antiques), Deyn's Deli, Holland and Barratt, Caffè Nero, W H Smith, New Look, Trespass, Boots and the British Heart Foundation.

## Description

103 Marygate is an "L" shaped, two storeyed, end of terrace, traditionally constructed corner retail unit which is built principally out of stone with an attractive ashlar faced sandstone façade to the front elevations under Welsh slate covered roofs. There is good window frontage to both Marygate and Golden Square. Metal lattice roller shutter security blinds are fitted to the entrance door and all windows at ground floor level.

On the ground floor the accommodation includes split level, bright, well proportioned retail space with a small storage area to the rear and stairs off. The first floor currently provides a large office/storage area, kitchen facilities, a small office together with male and female WCs.

The property would lend itself to a variety of alternative uses including retail, restaurant and art or a combination.

## Areas

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

Description	M <sup>2</sup>	Ft <sup>2</sup>
Net Internal Area Ground	77.67	835
Net Internal Area First	66.13	712
Total Net Internal Area	143.80	1,547
In Terms of Zone A	66.74	718

## Services

All mains services are provided. The property has full gas fired central heating.

## Rateable Value

£19,250 with effect from 1 April 2023.

## Energy Performance Certificate

An Energy Performance Certificate has been produced for the unit which is available to download on the Edwin Thompson website.

## Designations

The property is Grade II listed and lies within the Town's Conservation Area.

## Lease

The premises are available to let on flexible terms which are to be negotiated between the parties.

## Rent

The asking rent is £14,000 per annum.

## Costs

Each party to be responsible for meeting their own legal costs

## Viewing

Strictly by appointment with the letting agents, Edwin Thompson LLP, Chartered Surveyors.

E-mail: [jn.thompson@edwin-thompson.co.uk](mailto:jn.thompson@edwin-thompson.co.uk)



## IMPORTANT NOTICE

Edwin Thompson for themselves and for the Landlord of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Landlord.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.

Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales  
(no. 07428207)

Registered office: 28 St John's Street,  
Kewick, Cumbria, CA12 5AF.