

To Let

Unit 9 The Chandlery
Quayside
Berwick upon Tweed
Northumberland
TD15 1HE

Edwin
Thompson



A well presented, modern second floor office/workshop suite within an attractive Grade II listed former chandlery building located on the waterfront.

Public car park adjacent.

Flexible lease terms.

Asking Rent: £5,500 plus maintenance rent of £275 pa plus VAT

Ref: T53(WG)

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Location

Berwick upon Tweed (population circa 14,000) is positioned approximately equidistant between Edinburgh to the north and Newcastle upon Tyne to the south (65 miles each way) and is regarded as the principal market town serving north Northumberland and the eastern Borders. Modern Berwick is an attractive coastal town which offers a full range of retail, leisure and banking services, a twice weekly open-air market and first class private and state educational facilities. The town enjoys excellent transport links being served by the A1(T) and the mainline east coast railway network which provides regular access to Edinburgh and Newcastle upon Tyne (approximately 45 minutes) and London (approximately 3½ hours).

Situation

The property occupies an exceptional waterfront location on the Quayside immediately to the west of the town centre, downstream of the Old Berwick Bridge and adjacent to the Old Town Walls. There is extensive public car parking immediately adjacent.

Description

The property is a Grade II listed period former dockside chandler's building, now extensively refurbished to provide flexible workspace accommodation collectively known as 'The Chandlery'. Internally the unit is finished to an exceptional standard having been fully refurbished within the last two years.

The current layout is thought to be suitable for a variety of uses including office, workshop/studio. Existing tenants within The Chandlery include: Lowry's Restaurant and Coffee Bar, Northumbrian Community Rehabilitation Company, Coast Health and Beauty (beauty treatment), Rejuvenating Solutions Limited (medical aesthetics and skincare), the KSA Group (insolvency practitioners and Arcus Investment Limited).

Accommodation

The premises are currently laid out to provide the following accommodation:

Entrance vestibule; hall with small walk-in store off; two offices; WC.

Approximate gross internal area: 41.8m² (450ft²).

Services

All mains including gas.

Full gas fired central heating.

Security system installed.

Internet data cable connection.

Rateable Value

£3,800

Rent

£5,500 pa plus maintenance rent (£275 pa) plus VAT.

VAT

The property is VAT registered and all rents will therefore be chargeable to VAT.

Deposit

A deposit equivalent to one month's rent may be payable prior to entry, this deposit being refundable at the termination of the lease when the property is vacated in good order and all rents due paid.

Viewing

Strictly by appointment with the sole letting agents.

Edwin Thompson—Neal Thompson

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Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

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