

To Let

Small lock-up salon

5 Walkergate

Berwick upon Tweed

Northumberland

TD15 1DB

Edwin
Thompson



- Excellent traditional town centre retail shop—currently make up studio and beauty salon.
- Good trading position.
- Close proximity to public car parks.
- Flexible lease terms.
- Suitable for a variety of uses including retail, beautician, hairdressers and healthcare.

Asking Rent: £7,500

Ref: T53(WG)

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Location

Berwick upon Tweed (population circa 14,000) is England's most northern town, being located in North Northumberland within a few miles of the Scottish Border.

Throughout its history the town has been occupied as a military outpost, but now thrives as a regional market town and commercial centre as well as being a significant tourist destination, particularly during the summer months.

The town is situated approximately halfway 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 the main line East Coast railway network which provides regular access to Edinburgh and Newcastle (approximately 45 minutes each).

Situation

5 Walkergate occupies a prominent retail site close to the junction of Walkergate and Marygate, the town's primary shopping area. The property is sited in close proximity to a variety of other niche shops which include Sugar Mountain (confectionery), The Seagull's Nest (gift shop), W R Skelly & Son (butchers) and the Golden Star Chinese restaurant.

There is good public car parking close by.

Description

The property comprises the ground floor of a two storeyed, mid-terraced building and includes:

Small, well shaped, front shop/reception area; connecting passage leading to: consultancy/treatment rooms; well equipped utility room with access to external side passage; WC.

The premises are thought ideal for use as a beauty salon, hairdressers or some form of healthcare business or, alternatively, the internal partitions to the consultancy rooms could be readily stripped out to form a larger retail area.

The property is built out of part stone, part brick (externally rendered and painted) under a pantiled roof.

Areas

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

Description	M ²	Ft ²
Retail/Treatment Rooms	33.68	362.40
Store/Utility	9.06	97.48
Total Net Internal Area	47.37	509.70
Reduced Zone A Area	28.99	311.93

Services

Mains electric, water and drainage.

Gas is available within the building, but is not connected to the shop.

There is a wall mounted electric storage heater in the rear store.

Rights of Way

A fire escape door from the rear store provides access to the rear garden.

Rent

The asking rent is £7,500 per annum.

Rateable Value

£6,200.

100% small business rates relief is potentially available.

EPC

An Energy Performance Certificate has been produced for the unit which rates the property at Level E. A fully copy is available to download from the Edwin Thompson website.

Costs

Each side will be responsible for their own legal costs.

Viewing

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

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Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
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Newcastle
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