

To Let

Retail Unit

4 Marygate

Berwick upon Tweed

Northumberland

TD15 1BN

Edwin
Thompson



- Well shaped front shop with good window frontage.
- Excellent secondary trading location close to town centre.
- NIA 52.48m² (564.68 sq ft).
- Flexible lease terms available.
- Well presented and available for immediate occupation.

Asking rent: £8,500 per annum

Ref: P201

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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. The town is situated approximately equi distance 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 both Edinburgh and Newcastle (approximately 45 minutes each).

Modern Berwick is an attractive coastal market town which offers a range of retail, leisure and banking services and which is now a significant tourist destination, particularly in the summer months, but increasingly throughout the year.

Situation

No 4 Marygate is situated adjacent to the Town Hall at the lower end of Marygate, which is the town's prime retail area, and close to the junction of Marygate with Hide Hill, Woolmarket and Church Street.

The property is situated adjacent to Grieves, the stationers, and immediately opposite the Town Hall. There are numerous niche shops within the immediate vicinity and Greggs, Costa Coffee, Clarks Shoes, Sports Direct, Mountain Warehouse, Ladbrokes and Vision Express are all in relatively close proximity.

Description

No 4 Marygate is a small ground floor lock-up shop which includes a well shaped retail area with good window frontage and extensive high level wall units for storage, a small rear store, understairs store, small lobby with kitchen facilities and a separate WC. There is a pedestrian right of way to Church Street across the rear yard.

The property is a mid-terraced, two storeyed structure which is traditionally constructed with an attractive sandstone façade under a concrete tiled roof. There is a small brick built, flat roofed extension to the rear.

The first floor flat accommodation is in separate ownership.

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	46.71	502.60
Storage	5.77	62.08
Reduced Zone A Area	41.84	450.20
Net Internal Area	52.48	564.68

Services

Mains electric, water and drainage.

Electric heating to retail area.

Border Safeguard security system.

Planning

The premises have a current E retail use class under the Use Classes Order in England (August 2021).

EPC

An Energy Performance Certificate has been produced for the unit which rates the property at Level D. A full copy is available to download from 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 internal repairing and insuring terms with the Landlord liable for maintenance of the main structure.

Rateable Value

£8,200.

VAT

VAT is not payable on the rent.

Costs

Each party to be responsible for meeting their own legal costs.

Viewing

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

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Regulated by RICS

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Carlisle
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