

To Let

No. 1 Hide Hill, Berwick-upon-Tweed, Northumberland TD15 1EQ

Edwin
Thompson



Prominent Retail Premises with Hot food Consent

No. 1 Hide Hill, Berwick-upon-Tweed, Northumberland TD15 1EQ

Retail Premises with Hot Food Consent

Approval for Re-Instatement Door to Corner of Marygate and Church Street

Well suited to retail, hot food, professional, financial and other services

Excellent level of footfall and high visibility to passing traffic

Accommodation: Open plan shop, ff Preparation/ storage, WC.

Net Internal Area 43.67 sq m (344 sq ft)

Guide Rent £12,000 per annum

Ref. BN5388

Description

A ground floor Unit within the three storey corner terraced Grade II Listed Building.

The Unit retains a traditional retail façade with large display windows which are prominent to Hide Hill. Originally the main entrance would have been to the corner of the Church Street and Woolmarket elevation which is recessed at ground floor level. As part of the current fit-out the main entrance is currently off the Woolmarket elevation fronting onto Hide Hill, although there is consent to re-instate the original door if preferred.

Internally, the premises have benefitted from refurbishment within recent years. This has included a modern fit-out to the commercial premises.

Accommodation

Modern open plan shop with high standard of fit-out including internally lined walls, tiled to the sides and rear, suspended ceiling with recessed lighting and air conditioning unit, vinyl non-slip flooring. Stairs to first floor level ancillary accommodation configured as preparation area with vinyl wall cladding, suspended ceiling grid with recessed lights, air conditioning unit, non-slip vinyl flooring throughout with stainless steel sink unit, hall through to WC cubicle.

Construction

Nos 1-3 Hide Hill is of traditional stone construction with painted Stucco finish under a hipped and pitched roof clad with slate. There is a brick chimney stack to the north party wall and a further shared rendered stack to the east gable.

Rainwater goods are of predominantly cast iron specification.

Location

The premises are situated in a prominent position to the top of Hide Hill at the junction of Marygate, Woolmarket, Hide Hill and Church Street part of the main commercial and shopping thoroughfare within the town.

Berwick-upon-Tweed is located in Northumberland to the north of England close to the border with Scotland. It has a population of approximately 14,000. The town is situated approximately equi-distant between Edinburgh to the north and Newcastle-upon-Tyne to the south (approximately 65 miles each way).

Berwick-upon-Tweed is served by the A1 trunk road providing good access to the national roads network with dual carriageway the majority of the distance to Edinburgh. The main line east coast railway network also serves the town with regular services to Edinburgh and Newcastle-upon-Tyne (approximately 45 minutes each way) and London (approximately 3 ½ hours).

Although a relatively small town, Berwick is regarded as the principal market town serving north Northumberland and the eastern 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 population of the town is reported to double during peak season.

There are airports at both Edinburgh and Newcastle-upon-Tyne providing domestic and international scheduled flights.

Berwick-upon-Tweed also benefits from an active commercial harbour. The port can take vessels up to 115 metres in lengths and drafts up to 4.6 m.

Nearby commercial occupiers include Kelly's Nails, Forties Restaurant, Timpsons, Newcastle Building Society, Ladbrokes, Yorkshire Building Society, No. 6 Church Street, the Town Hall, No. 9 café/baguette bar, No. 11 beautician and, James Ford and Sons Bakers and No. 1 Woolmarket Vintage Department Store.

Areas

Description	Sq m	Sq Ft
Net Internal Area	43.67	470
In Terms of Zone A	31.93	344

Rateable Value

The Rateable Value is currently assessed to £8,200.

The Small Business Rates Relief Scheme provides rates relief to help small businesses. For the 2020/21 financial year up to 100% rates relief is available for business with a combined rateable value (of all business premises) of £12,000 or less subject to application and eligibility.

Services

Mains electricity, water and drainage.

Energy Performance Certificate

To be confirmed

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.

Lease

Available by way of a new Full Repairing and Insuring lease. Other terms by negotiation.

This property is let subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

Value Added Tax

Any prices are exclusive of Value Added Tax. The premises are elected to Value Added Tax, so VAT will be charged on the rent at the prevailing rate.

Viewing

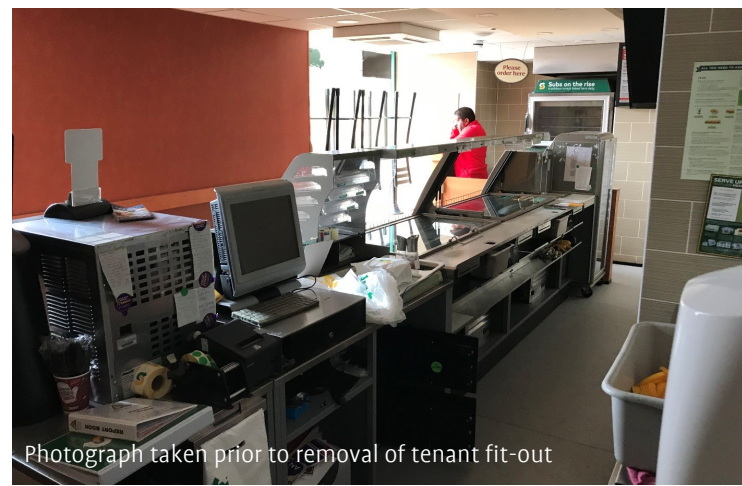
By appointment with the sole agents:

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Photograph taken prior to removal of tenant fit-out



Photograph taken prior to removal of tenant fit-out

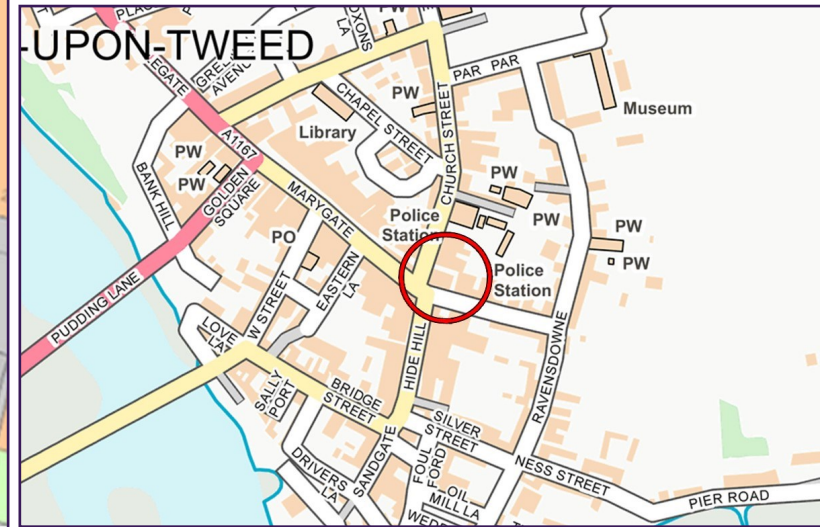
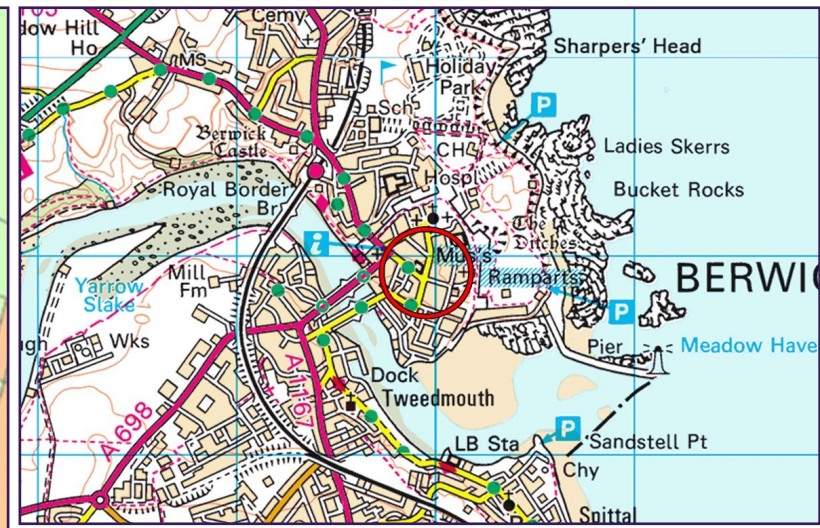
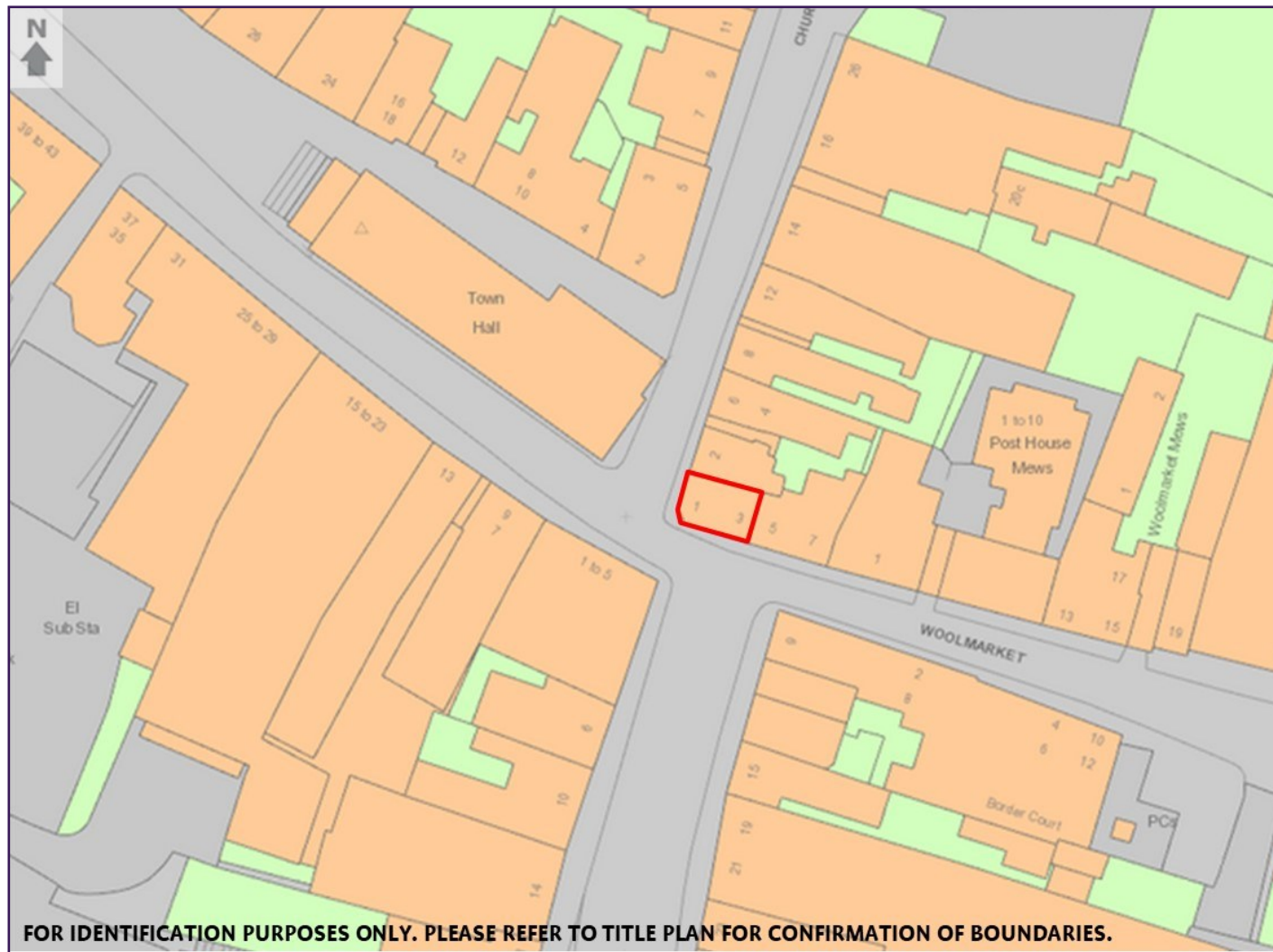


Photograph taken prior to removal of tenant fit-out

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Edwin Thompson



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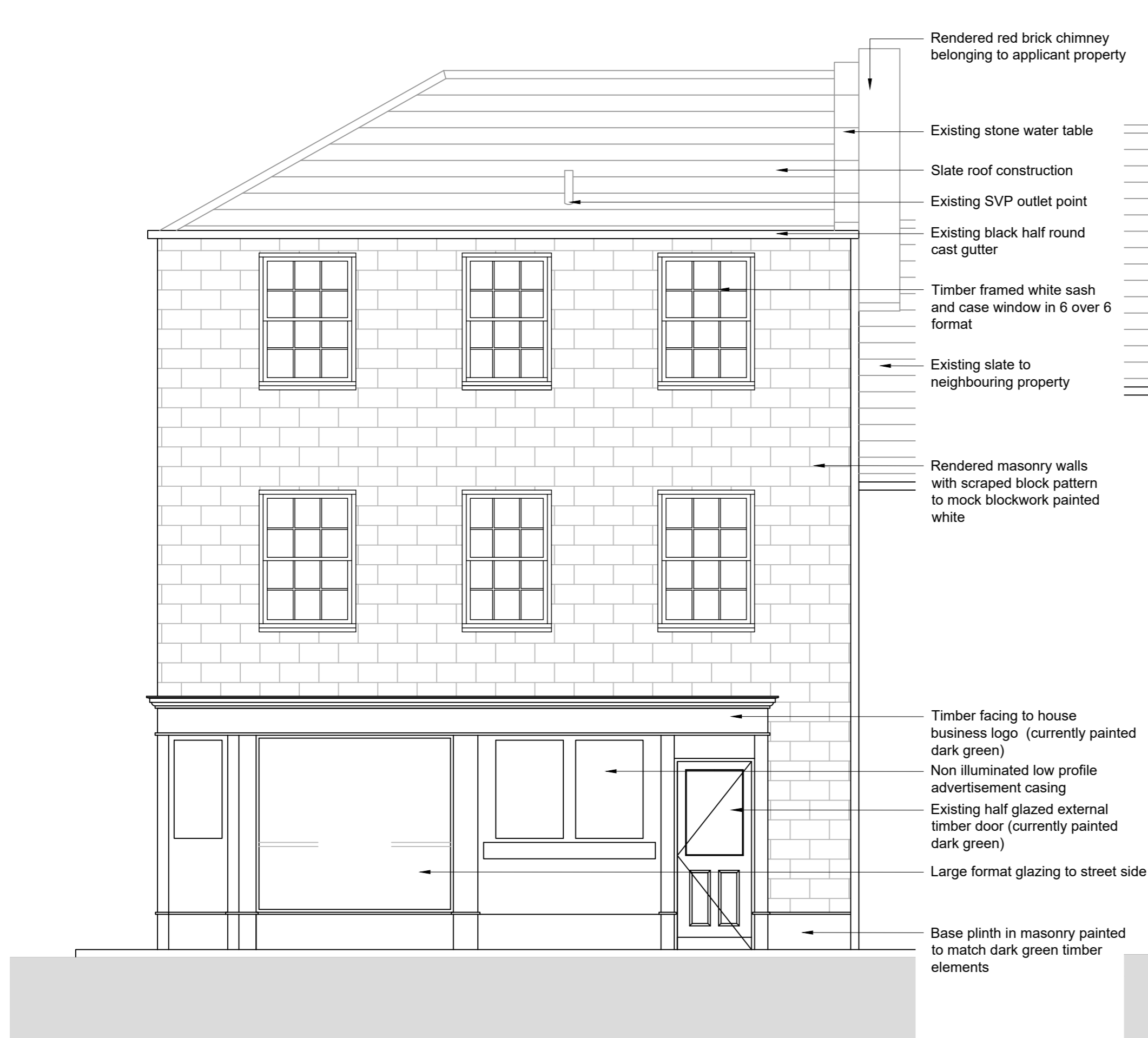
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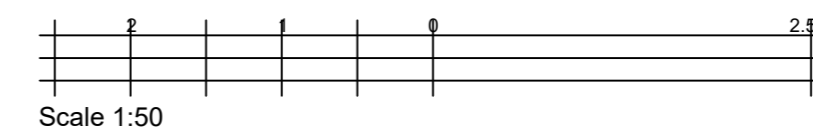
All dimensions to be checked on site by the Contractor and any discrepancies reported to the Surveyor.



Existing South Elevation @ 1:50



Existing West Elevation @ 1:50



Revisions



Edwin Thompson

■ BERWICK-UPON-TWEED
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also at **CARLISLE, GALASHIELS, KESWICK, WINDERMERE & NEWCASTLE**

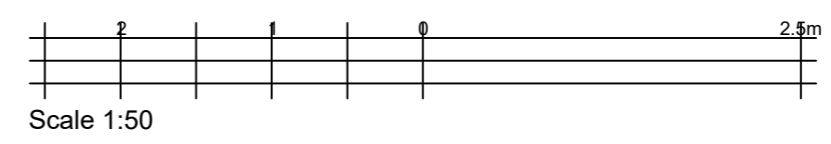
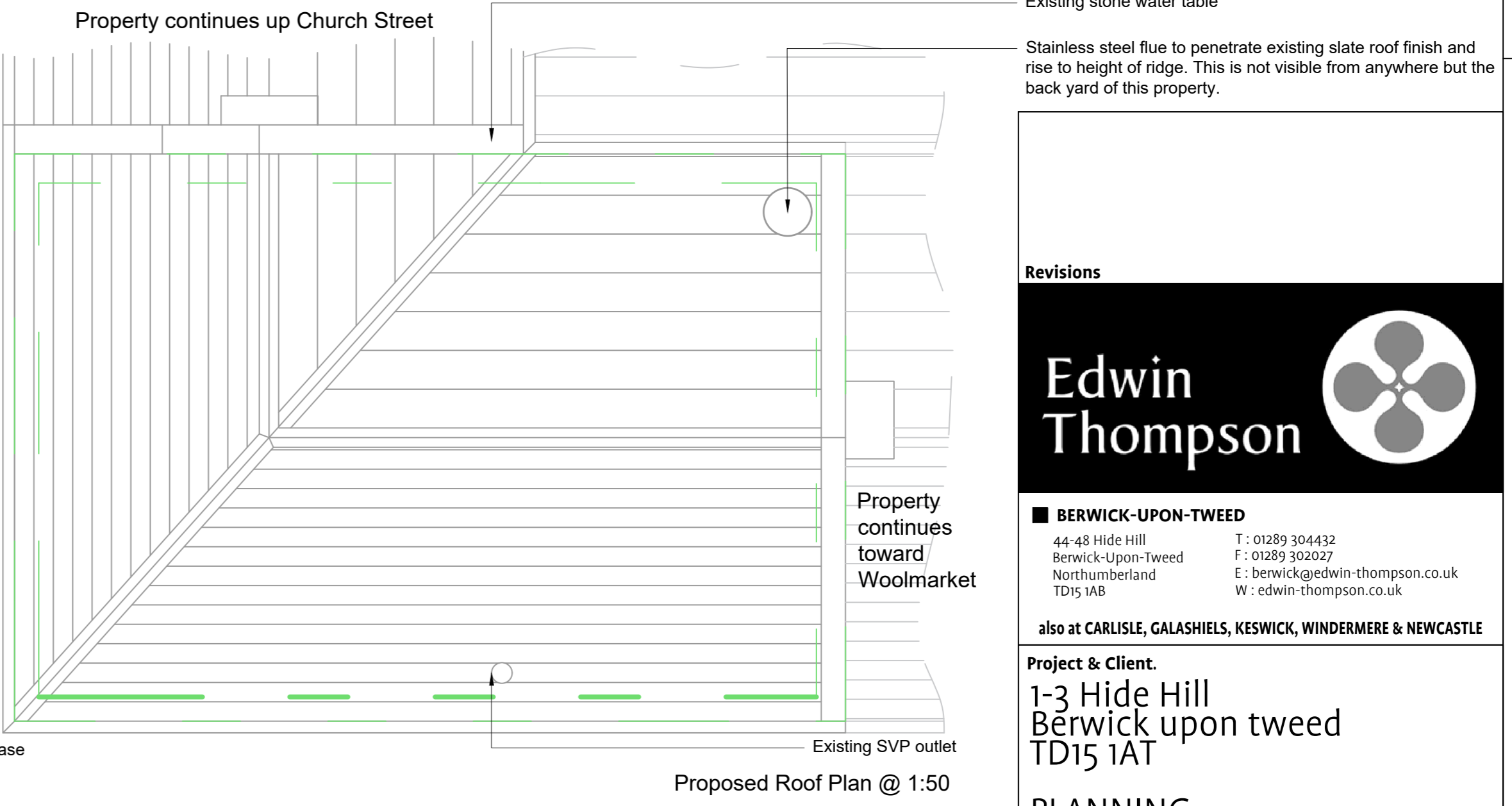
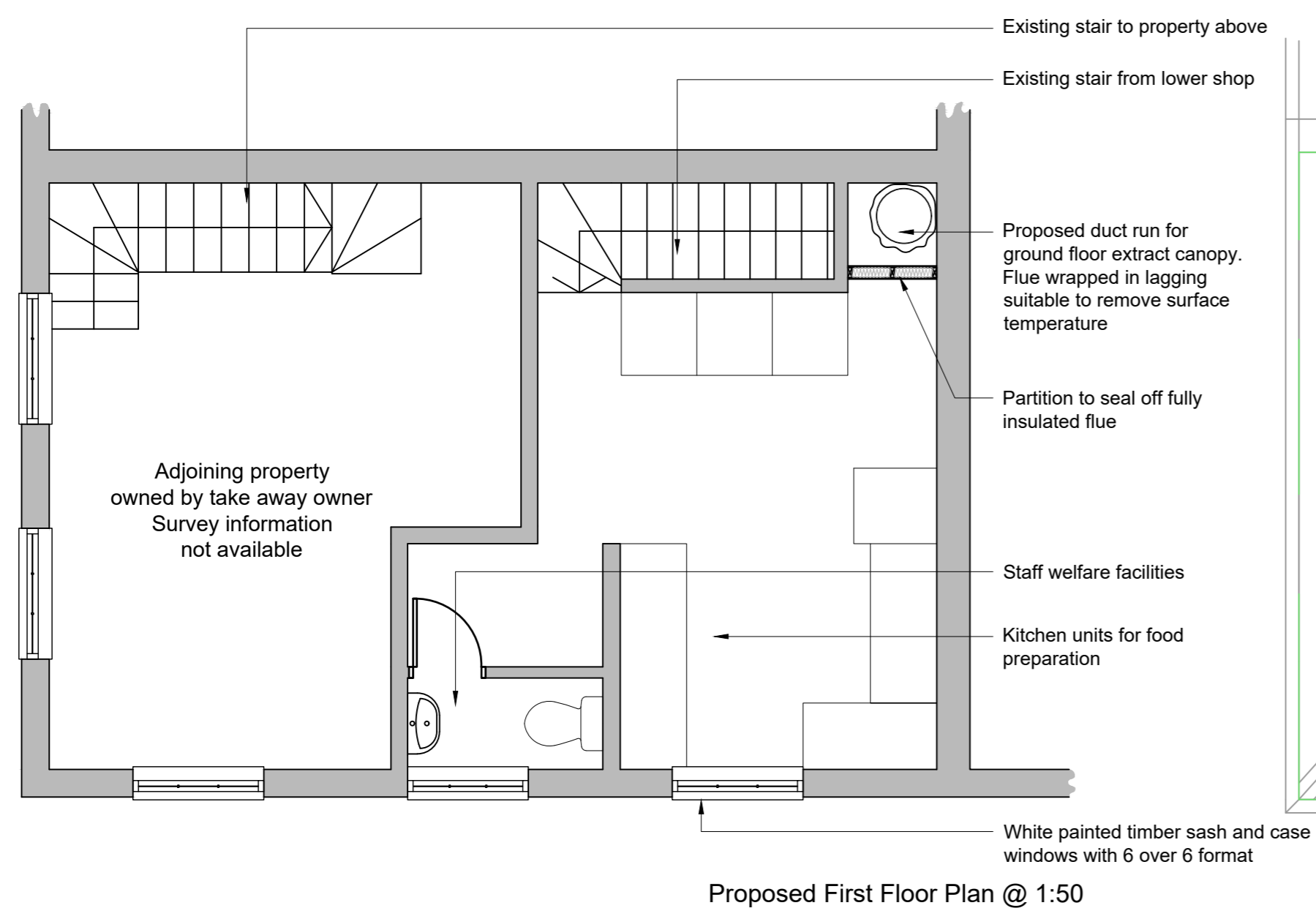
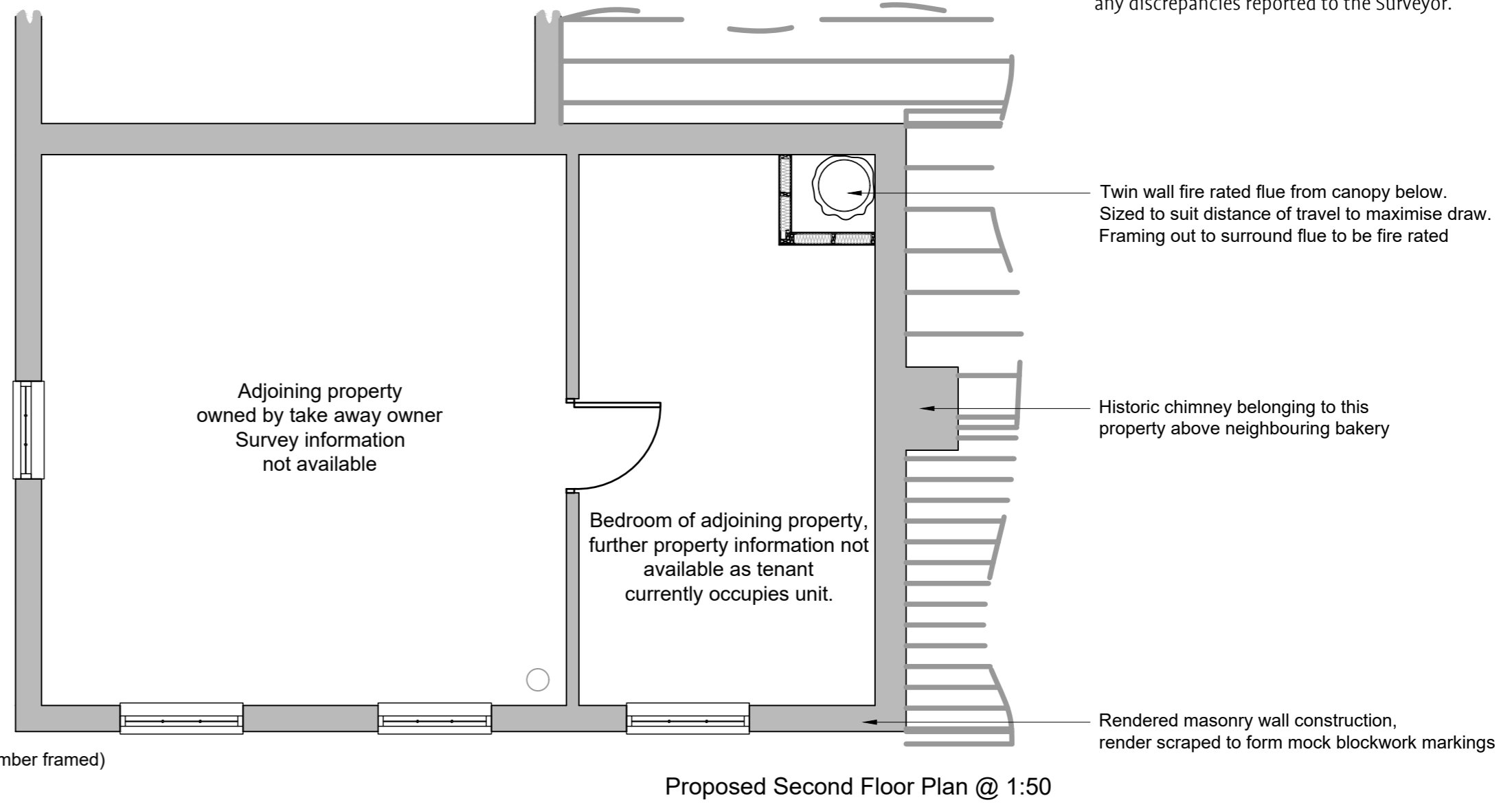
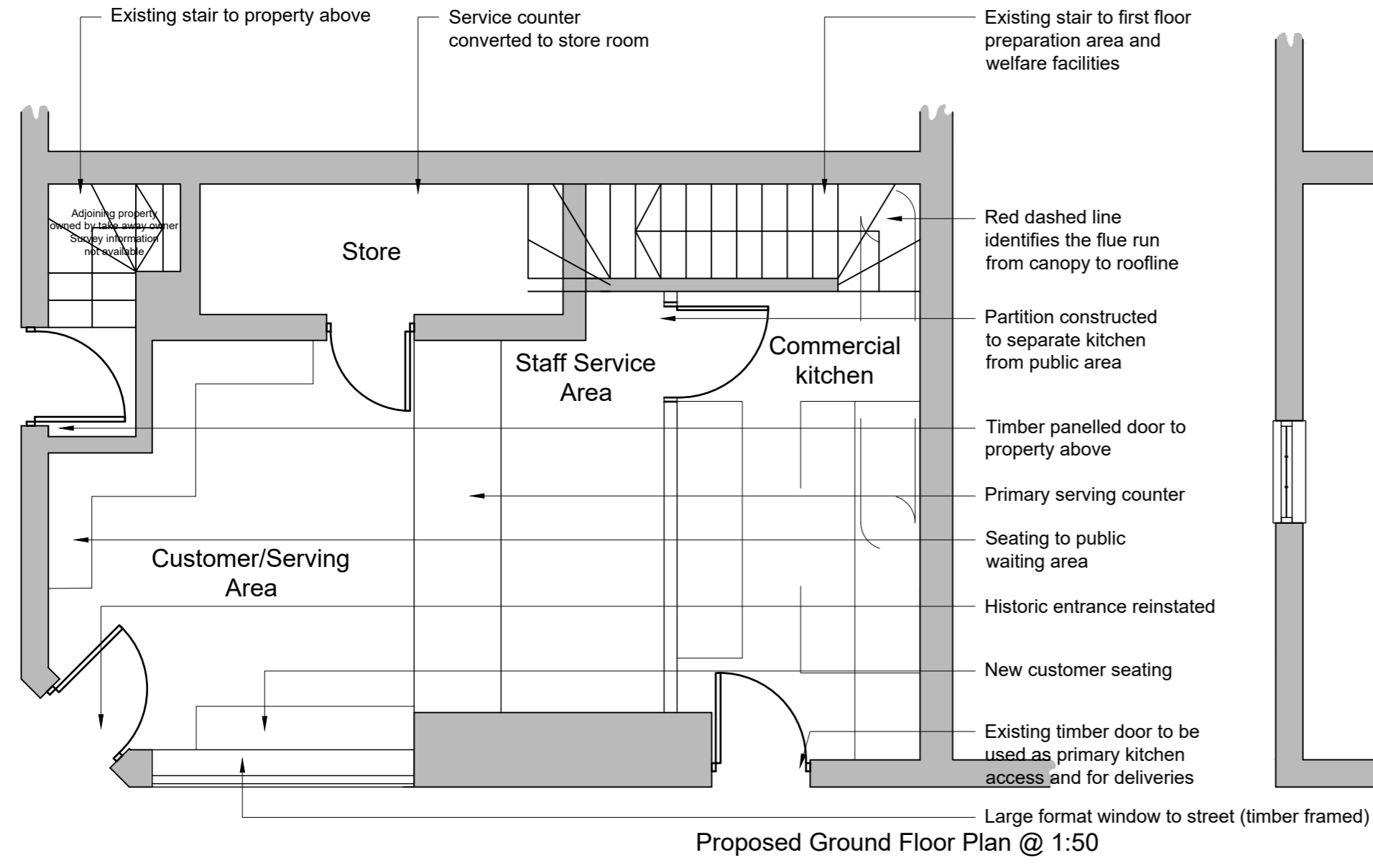
Project & Client.
 1-3 Hide Hill
 Berwick Upon Tweed
 TD15 1AT

PLANNING
 Existing Elevations
 Change of use

Date Mar 2020	Sheet size A2	Scale 1:50
Drawn By PV	Rev -	Drawing No. BN5388-002

DO NOT SCALE

All dimensions to be checked on site by the Contractor and any discrepancies reported to the Surveyor.



Revisions

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Project & Client.
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PLANNING
Change of use
Proposed Plans

Date Mar 2020	Sheet size A2	Scale 1:50
Drawn By PV	Rev -	Drawing No. BN5388-003