

Fully Equipped Restaurant/ Café/ Bistro

8-10 Marygate, Berwick-upon-Tweed, TD15 1BN

For Sale: Offers Over £147,000

A modern and recently refurbished premises

Edwin
Thompson





BRIEF RESUME

- Fully equipped restaurant, café, bistro
- Turn Key Condition
- Modern Fit Out
- Fully Licensed
- 15 Covers

DESCRIPTION

A refurbished café/bistro occupying the ground floor of this Grade II Listed terraced tenement towards the south of Marygate on the walkway linking to Church Street opposite the Town Hall.

Internally, the premises have been refurbished throughout. The front shop area is fitted with a well equipped timber panelled bar and seating for approximately eight. There is a step up to the rear section with walkway to the north and raised seating area which accommodates a further twelve to fifteen covers. There is a rear hall beyond with access to a fully equipped commercial kitchen fitted with stainless steel units and north hall with ladies and gents WC's, storeroom and external access to enclosed yard/smoking area.

The unit is appointed to an exacting standard throughout with high specification of finish and is fully equipped in 'turnkey' condition. The fitout feature has a Spanish theme an includes an assortment of cultural, sporting and music memorabilia.

The fit out has also been designed to provide scope for sale of trinkets and jewellery. The premises are fully fitted out and ready to trade.

LOCATION

The property is situated in a prominent position at the bottom of Marygate with a high level of footfall within the town centre of Berwick-upon-Tweed.

Berwick-Upon-Tweed is located in Northumberland in the north of England, the settlement has a population of 13,170 according to the 2021 population census an increase of around 2.33% over that recorded at the 2001 Census (12,870). The town is situated approximately equidistant between Edinburgh to the North and Newcastle-Upon-Tyne to the south (approximately sixty-five miles each way).

Berwick-Upon-Tweed is served by the A1 Trunk Road providing good access to the National Roads Network and the Mainline East Coast Railway Network with regular services to Edinburgh and Newcastle-Upon-Tyne (approximately forty-five miles each way) and London (approximately three and half 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, the

accommodates an influx of seasonal visitors, the resident population is reported to effectively double during peak season. The population within a ten-mile radius was recorded as 27,323 in 2019 with an average household income of £23,597 (Source: CoStar).

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

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AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas:

Description	Sq m	Sq Ft
Ground floor	70.70	761

Description	Sq m	Sq Ft
In Terms of Zone A	51.60	555

E & oe measurements of the main building taken with a laser measure.

RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £6,900.

The current uniform business rate for small businesses for 2022/2023 is 0.49p to the pound.

The subjects are Grade II Listed so are understood to be exempt from Rates liabilities whilst vacant.

Rateable value/council tax information has been obtained from the Gov.uk website whilst believed to be correct, this information has not been verified.

SERVICES

Mains gas, electricity, water and drainage are connected. There is a Worcester gas boiler which provides heating and hot water.

EPC

EPC pending



VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

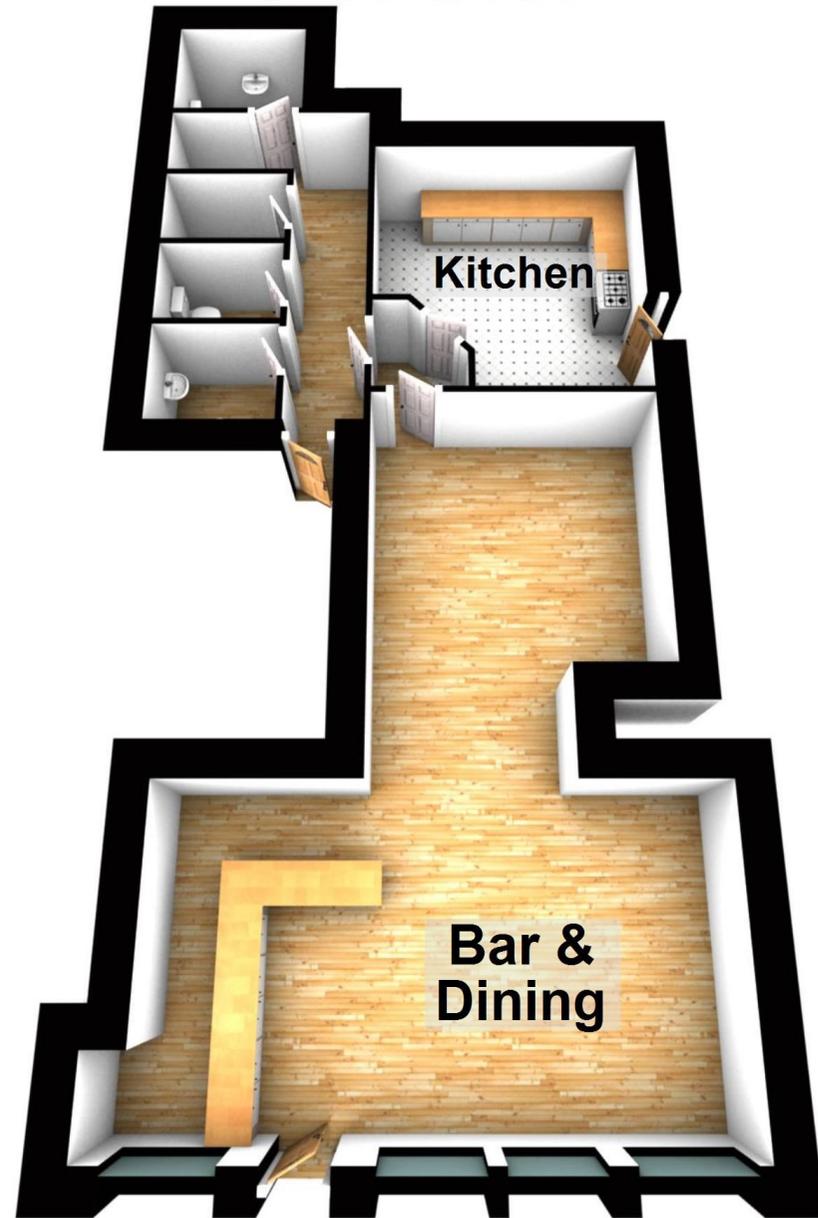
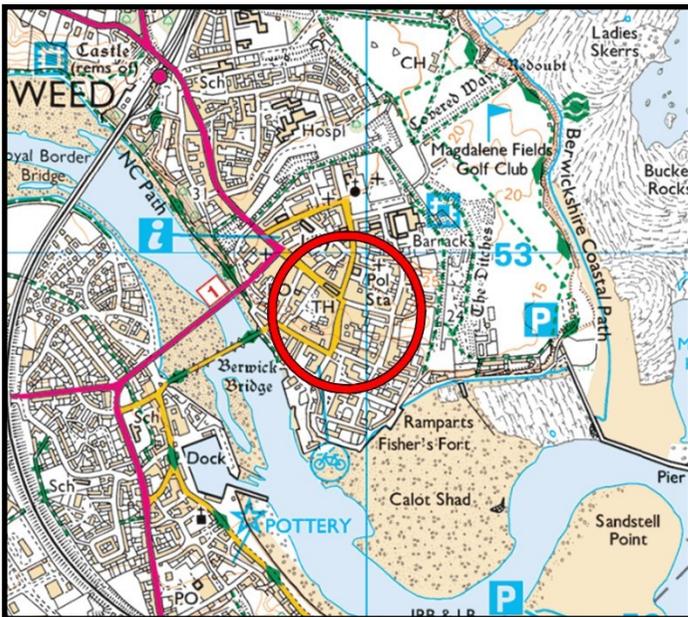
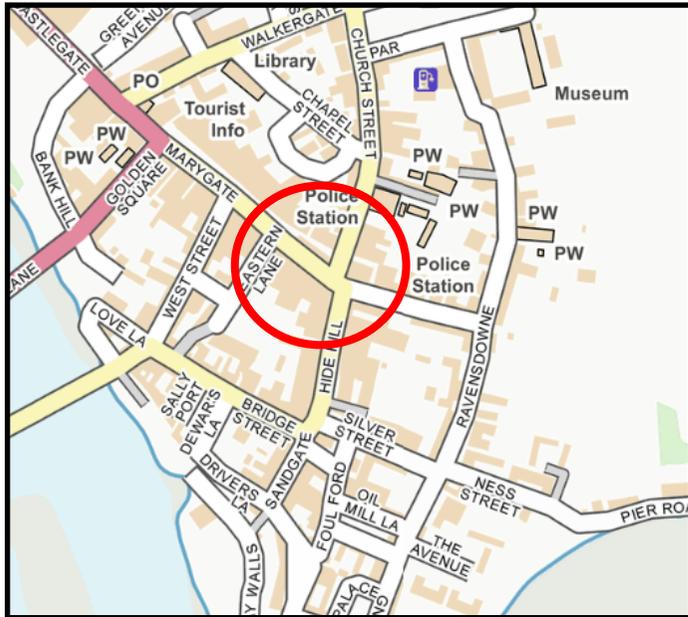
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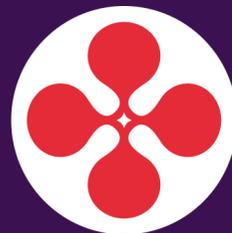


FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.

8-10 Marygate

BERWICK-UPON-TWEED, TD15 1BN

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