

Retail Premises/ Office

9 Bridge Street, Berwick-upon-Tweed, TD15 1ES

For Sale: Offers Over £90,000

To Let: £8,000 per annum

Edwin
Thompson





BRIEF RESUME

- Popular Street
- Parking Nearby
- Modern Fit Out
- NIA 60.46 sqm (651 sq ft)

DESCRIPTION

9 Bridge Street comprises a self-contained office premises occupying the ground floor and basement of a Grade II listed mid-terraced two storey plus basement level tenement. It is of traditional construction under a pitched roof clad in slate.

The building is symmetrical with rusticated ashlar finish with ashlar quoins to ground level to the front elevation with central timber panelled entrance door and two hardwood framed display window to either side.

Internally, the accommodation is spacious and flexible. It has a modern fit out and would suit a wide range of businesses.

ACCOMMODATION

Ground Floor: Entrance Lobby, General Office, Office 2, Kitchen area with WC off. Side Entrance.

Basement: Office, Storage/ Admin Area

LOCATION

The property is situated in a prominent position on Bridge Street, a popular secondary trading street 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 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.





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
Net Internal	60.46	651

Description	Sq m	Sq Ft
In Terms of Zone A	36.59	394

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

RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £4,650.

The Small Business Rates Relief Scheme provides rates relief to help small businesses. 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.

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

SERVICES

Mall mains services are connected.

There is a Baxi gas boiler which provides heating and hot water.

EPC

EPC pending



VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
44-48 Hide Hill
Berwick-Upon-Tweed
TD15 1AB

Tel. 01896 751300

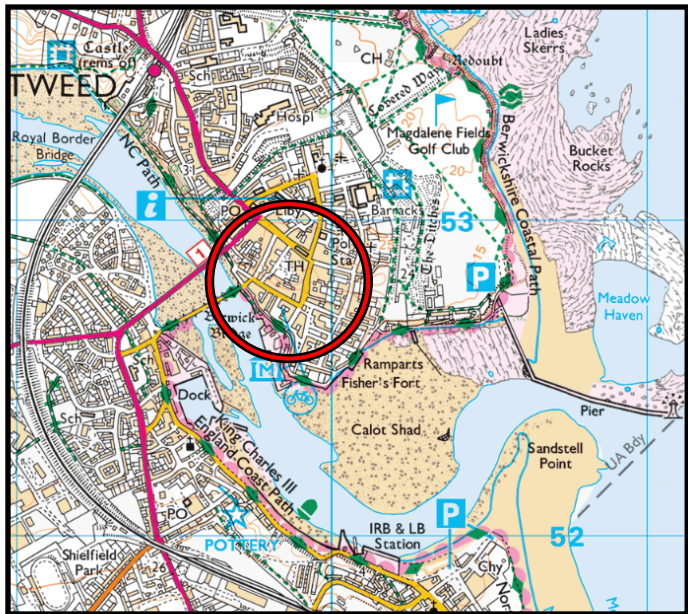
Fax. 01896 758883

E-mail: g.paxton@edwin-thompson.co.uk

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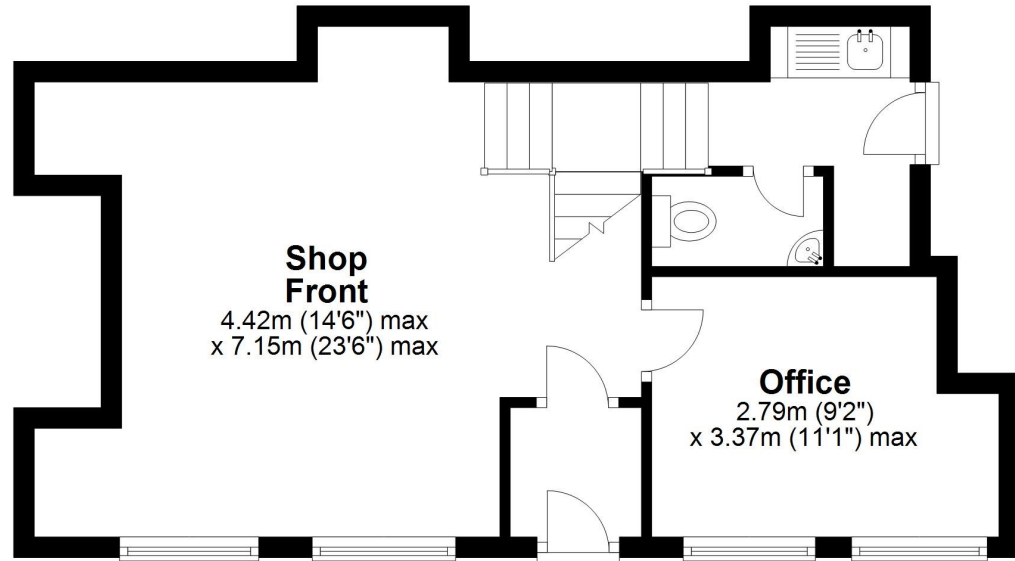
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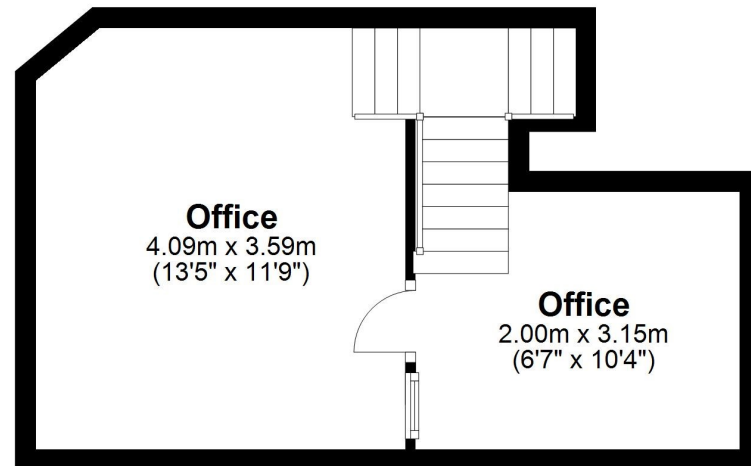
Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



Basement

Approx. 24.8 sq. metres (266.5 sq. feet)



9 Bridge Street

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