

# 91-95 MARYGATE

Berwick-upon-Tweed, Northumberland TD15 1BA

A Fantastic Opportunity to Purchase a Deceptively Large Retail Unit with Extensive Ancillary Accommodation

For Sale • Offers Over £225,000 are invited

Edwin  
Thompson





**BRIEF RESUME**

- Deceptively Large Retail Space
- Extensive Ancillary Accommodation
- Great Investment Opportunity
- Residential Development Potential

**DESCRIPTION**

Prominent Grade II corner-terraced town centre premises providing deceptively large retail premises, together with ancillary accommodation to the rear, first and second floor levels.

The retail area has been refurbished in recent years with external walls internally lined and boxed out providing a modern bright highly flexible unit. The retail area is fitted with a suspended ceiling incorporating LG 3/ LG 7 recessed lights and ceiling mounted air conditioning units.

**ACCOMMODATION**

Ground floor: A deep regular shaped retail shop; rear hall with access to Managers office, stock room; rear lobby with stairs to first floor level and fire escape.

First floor: Landing, stock room; Kitchen/ staff room; ladies and gents WC each with lobby with wash hand basin and separate cubicle fitted with low flush unit, north landing, two further stock rooms; fire escapes to south.

Second floor: Landing, Three further stock rooms.

The accommodation on the upper floor levels may offer scope for residential development.

**CONSTRUCTION**

91-95 Marygate is of traditional construction with rendered finish under pitched roof clad in slate to the Marygate and Golden Square elevations. There is a two storey infill section to the rear presumed of brick/ blockwork construction which has a flat roof with synthetic membrane finish. Rainwater goods are predominantly of cast iron specification.

**LOCATION**

The subjects are situated in the heart of Berwick-upon-Tweed town centre.

Berwick-upon-Tweed (population approximately 11,671, catchment area 42,000) is situated approximately equi-distant between Edinburgh to the north and Newcastle-upon-Tyne to the south (65 miles each way). The settlement is served by the A1 trunk road and the mainline East Coast railway network. The railway provides regular services to Edinburgh and Newcastle-upon-Tyne (approximately 45 minutes) and London (approximately 3 and a half hours). There are also airports at Edinburgh and Newcastle-upon-Tyne providing domestic and international scheduled flights.

Berwick benefits from an active commercial harbour. The port can take vessels up to 160m in lengths and draughts up to 4.5m.

Although a small-town Berwick-upon-Tweed is regarded as the principal market town serving north Northumberland and the east of the Scottish Borders. It offers a full range of retail, leisure and banking facilities.

The town has an influx of seasonal tourism visitors. It is said that the population doubles during the summer season.





**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 Area	392.95	4,228
In Terms of Zone A	105.64	1,137

*E & oe Measurements taken using a laser measurement device.*

**RATEABLE VALUE**

The Rateable Value is assessed to £33,500 effective from 01-April-2023.

Rates Poundage 2023/2024 £0.49.

**SERVICES**

Mains electricity, water and drainage.

**Energy Performance Certificate**

TBC

**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.



**VALUE ADDED TAX**

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

**VIEWING**

By appointment with the sole agents.

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

Tel. 01896 751300

Fax. 01896 758883

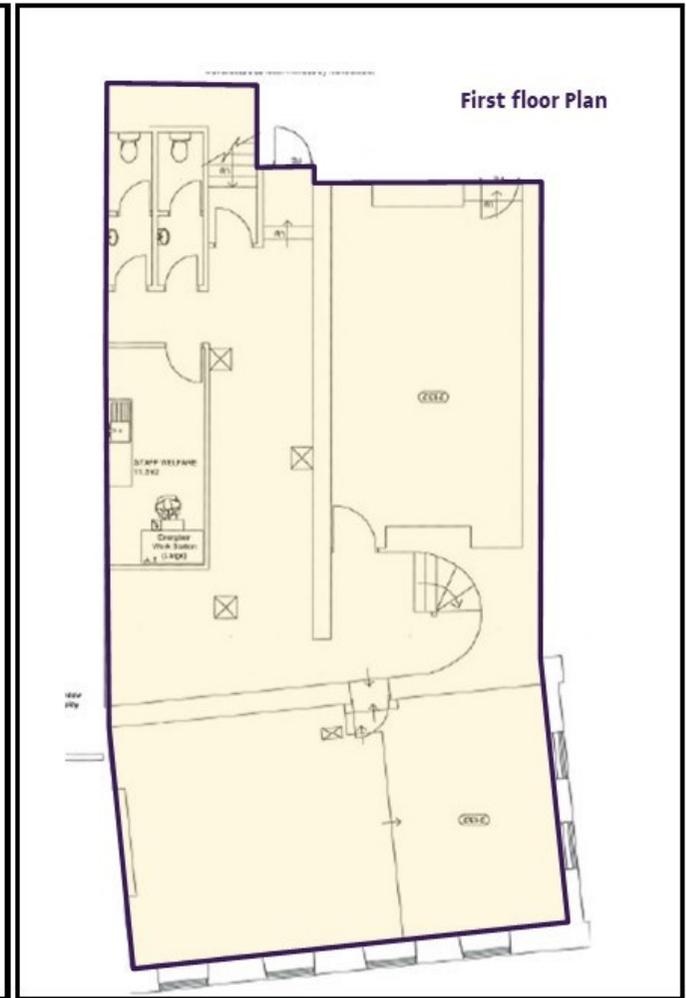
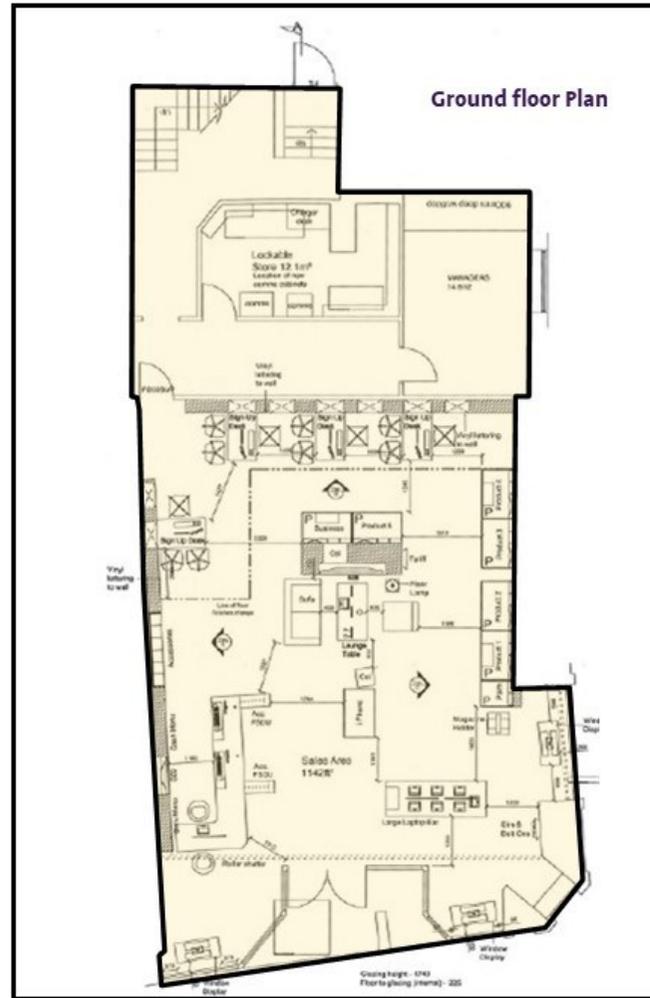
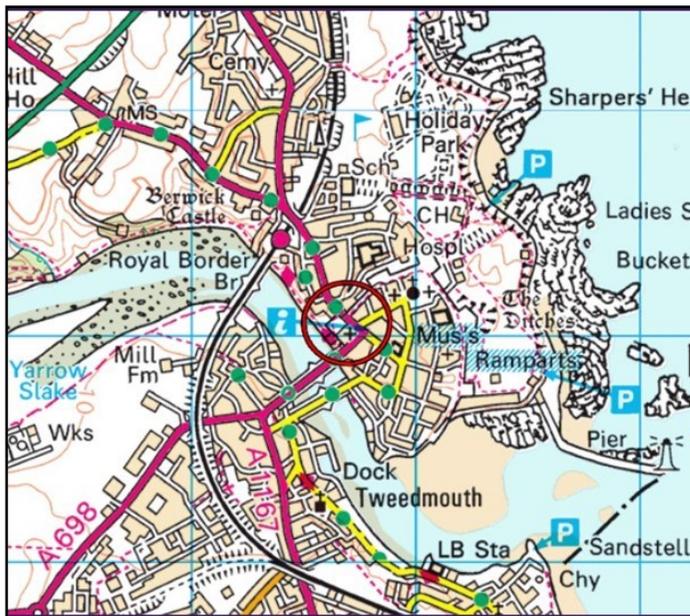
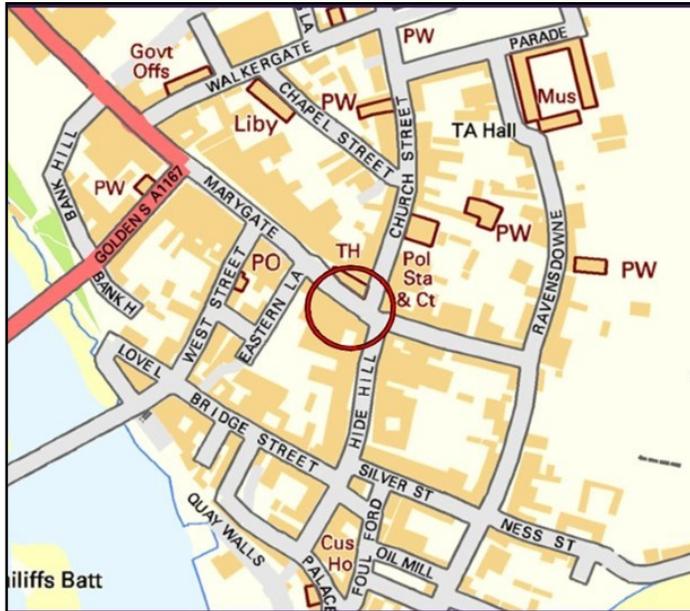
E-mail: [s.sanderson@edwin-thompson.co.uk](mailto:s.sanderson@edwin-thompson.co.uk)

**IMPORTANT NOTICE**

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF

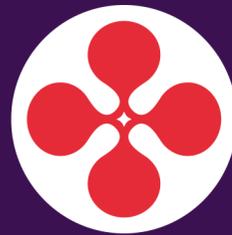


# 91-95 MARYGATE

---

BERWICK-UPON-TWEED, NORTHUMBERLAND, TD15 1BA

Edwin  
Thompson



Galashiels Office

T: 01896 751300