

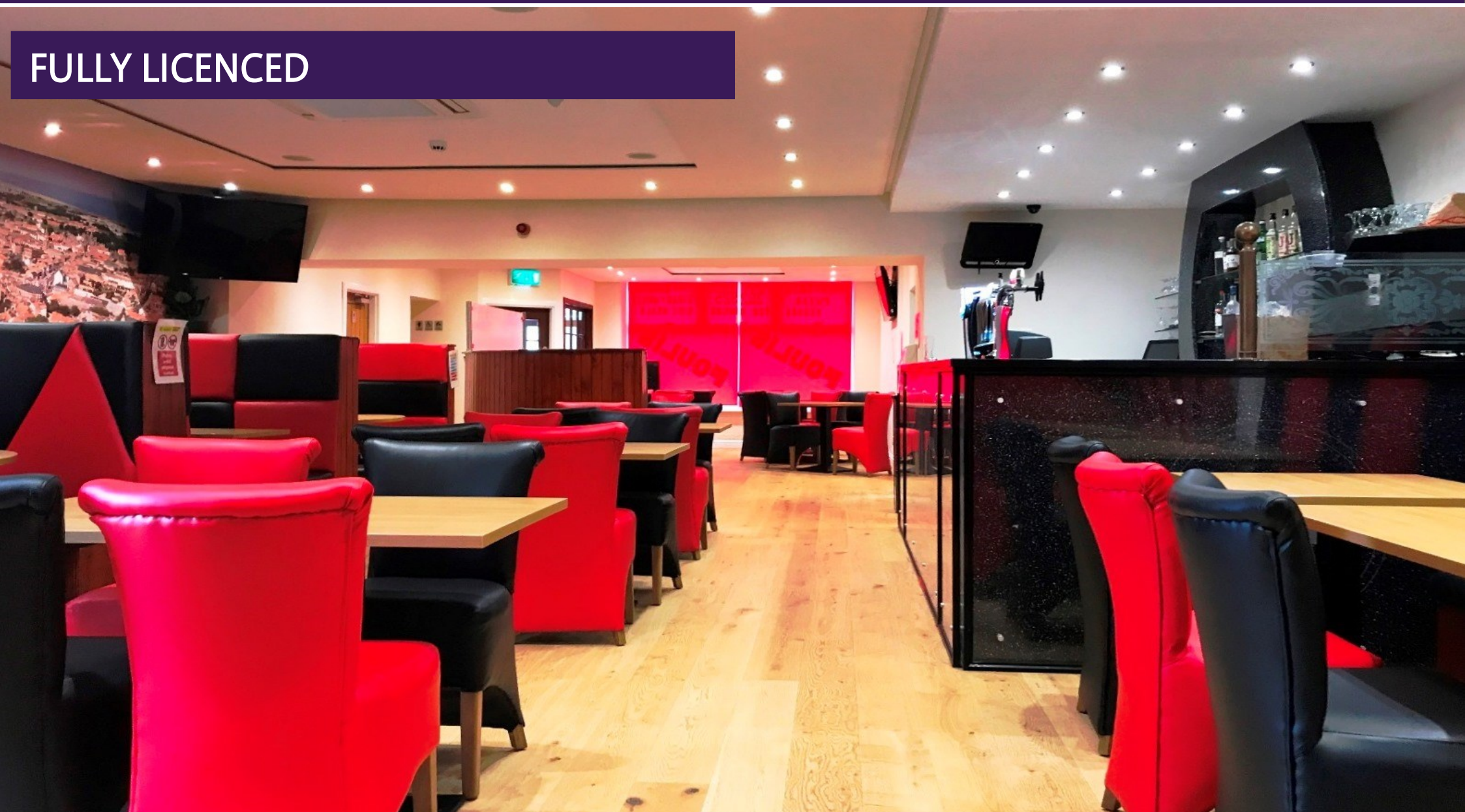
# To Let - Licenced Restaurant Premises

25 Main Street, Tweedmouth, Berwick-upon-Tweed, Northumberland TD15 2AA

Edwin  
Thompson



FULLY LICENCED



# Fully Licenced Restaurant

Main Street, Tweedmouth, Berwick-upon-Tweed. TD15 2AA

Recently Refurbished

Consent for A3 (Restaurant) and A5 (Hot Food Takeaway) Use

Approximately 54 Covers - equipped with tables and chairs

Modern fully equipped bar

Fujitsu Air Conditioning

Restaurant and Take Away Consent\*

\*Sorry No Fish and chip Shop, Chinese Restaurant, Kebab House or Pizzeria based Uses.

**Rent £8,000 per annum**

**Ref. GN5437**

## Description

A modern Restaurant which has been extensively modernised and refurbished within recent years.

It has a high specification of finishes with external walls lined throughout and split level ceilings incorporating recessed spot lights, ceiling mounted air conditioning and ambient cove lighting with programmable colour changes.

As part of the recent re-ft the unit is fitted with fixed cushioned seating booths along the Southern Wall. There is a modern fully equipped bar to the North Wall which includes Dishwasher, Ice Maker, Display Fridge and Fracino Coffee Machine. The free standing chairs and tables will also be included.

## General Information

25 Main Street is well positioned to the centre of Tweedmouth just across the Old Bridge from Berwick-upon-Tweed town centre near the Harbour. The port can currently take vessels up to 90 meters in length with maximum beam height of 16 meters and draughts of up to 4.5 meters. The town has recently started to Welcome passenger cruise ships with the first Island Sky dropping anchor off Spittal Beach on 21 July 2021 and the Spirit of Discovery on 22 July 2021

\* Six months introductory rent free

\* Subject to minimum term and references, may be averaged over first year monthly payments

Berwick-upon-Tweed is situated in Northumberland approximately equi-distance between Edinburgh to the north and Newcastle-upon-Tyne to the south (sixty-five miles each way). Whilst a relatively small town with a population of approximately 14,000 it is an important local centre serving a wide rural hinterland in North Northumberland and the eastern Scottish Borders with an approximate catchment area of around 42,000. The town benefits from a significant tourism sector with the population reported to approximately double during peak summer season.

Although a small town, Berwick offers a good range of retail and recreational facilities with a £20 million investment ongoing to renew The Swan Fitness and Wellness Centre a short distance west of this site. The population within a ten-mile radius was recorded as 27,323 in 2019 (Source: Costar).

It is served by both the A1 trunk road and the main line East Coast Railway Network providing regular access to Edinburgh and Newcastle-upon-Tyne (approximately forty-five minutes each way) and London (approximately three and a half hours each way).

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

## Areas

The property has been measured in accordance with the RICS Code of Measuring

Description	Sq m	Sq Ft
<b>Gross Internal Area</b>	<b>111.65</b>	<b>1,201</b>

Practice to provide the following approximate areas:

## Energy Performance Certificate

To be confirmed

## Rateable Value

To be confirmed currently assessed as part of a larger property.

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.

## Services

Mains water, electricity, foul drainage and surface water drainage are connected. The Landlord is obtaining a quote to split the electricity connection, provide a new gas connection and install a new flue to house a new kitchen to the rear of the Unit.

The Landlord will install the partition walls to form a kitchen and store room to the rear of the unit. The incoming tenant will be responsible for installing a commercial Kitchen

## Licence

The subjects benefit from a full Premises Licence.

## Lease Terms

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

## Rent

Guide Rent £8,000 per annum.

## 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

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Fax. 01896 758883

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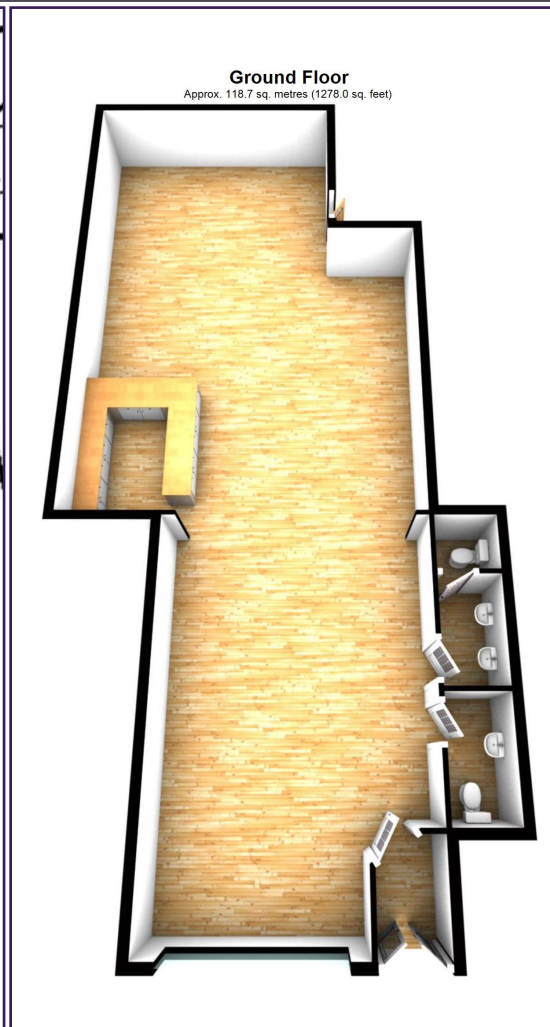
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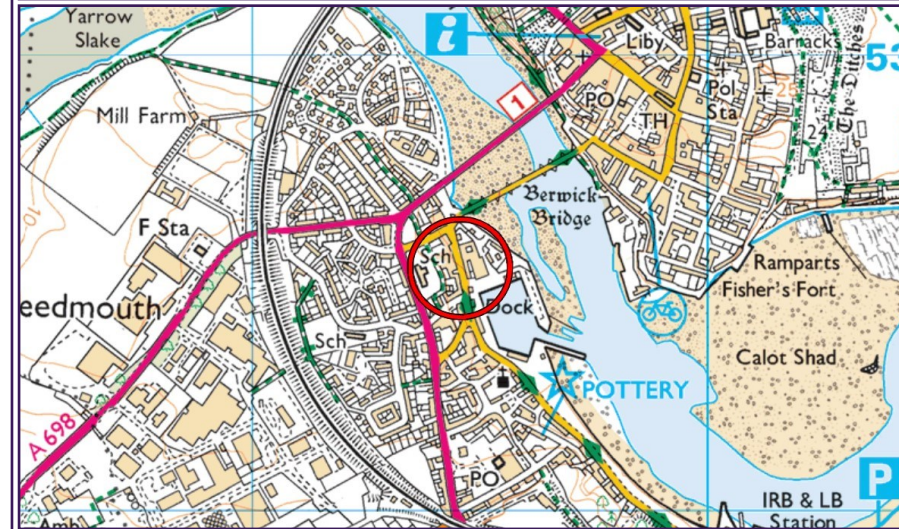
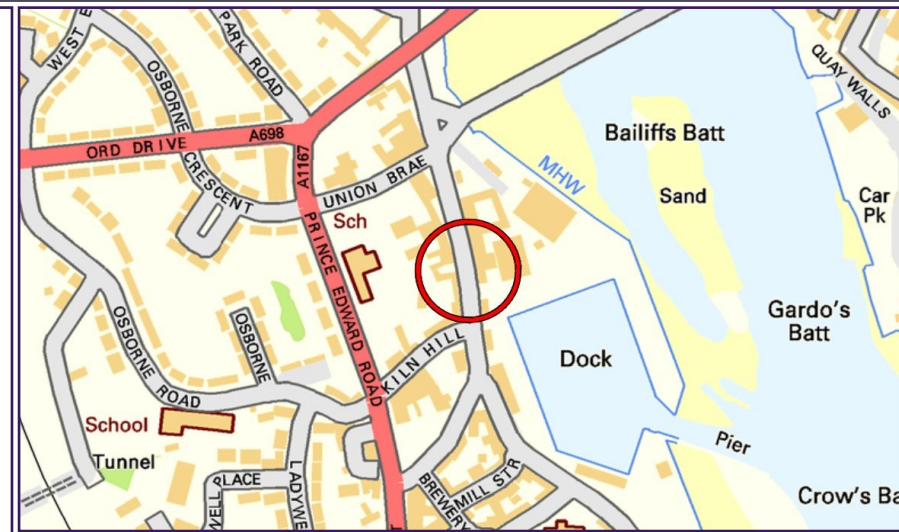
IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN



Ground Floor

Approx. 118.7 sq. metres (1278.0 sq. feet)

Total area: approx. 118.7 sq. metres (1278.0 sq. feet)



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle upon Tyne  
Windermere

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