



## Castlegate News & Off Licence

Ref: 6411038

51-53 Castlegate, Berwick upon Tweed, TD15 1LF

Freehold: £219,950 plus Stock

Leasehold: £120,000 plus Stock, Annual Rent: £12,000 - ground floor shop only

Average Weekly Turnover £7,302 plus VAT

Gross Profit (inc comission) £118,614

Excellent Net Profits for owner operator

Licensed until 10.00pm (closes at 6.00pm)

High Street position, free car parking

Retirement Sale. EPC Rating E



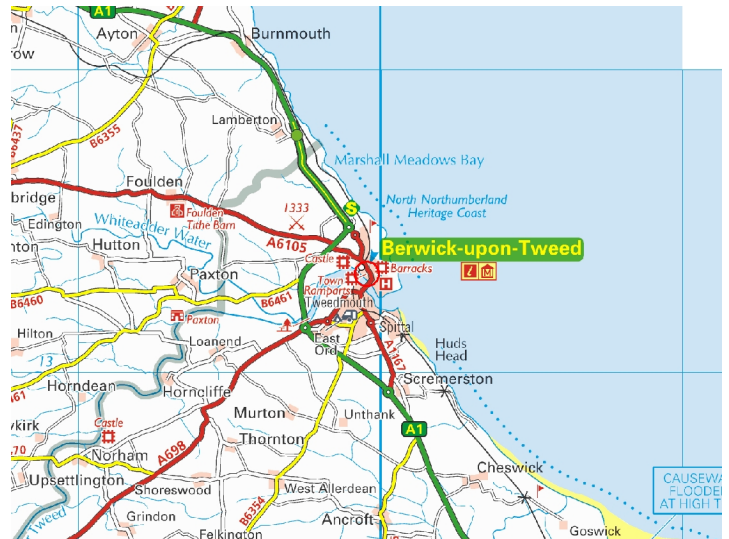
Thriving newsagents and off-licence, greeting cards and stationers and Lottery outlet. There is scope to open longer hours to service the off-licence trade.

---

### Location

Situated on Castlegate, the main road through Berwick, heading north out of the town on the left with other commercial retail properties helping to increase footfall also residents nearby. The business is located next to the train station as well as two schools.

Berwick-upon-Tweed is an important Border town between England and Scotland. It is a popular town and is also of interest to tourism with historic buildings, wildlife and beaches. There is a train station and bus station, trains provide a fast service to London and Edinburgh.



---

### Trading Information

Turnover year ended 06.02.22 (excluding VAT) £379,717, producing a Gross Profit of £113,587 plus commission for Lottery and PayPoint of £5,027 total gross profit £118,614.

Full accounts for previous years are available after a formal viewing and upon request.

---

### The Opportunity

After many years our clients have decided to retire, giving an excellent opportunity to a new operator to bring the business to a new level. Choosing to operate until 6.00pm, a new operator may wish to increase the hours into the evening as the sale of alcohol is allowed until 10.00pm. There is also no convenience food offering at present.

Important to note that being in a seaside town and on a railway line so close to the border, alcohol sales could be driven further due to the cost difference between England and Scotland.

---

### Trading Hours

Monday to Saturday  
6.00am to 6.00pm

Sunday  
6.00am to 5.00pm

---

### Staff

Our client works full-time in the business together with two staff members who are trained to open and close the shop.



---

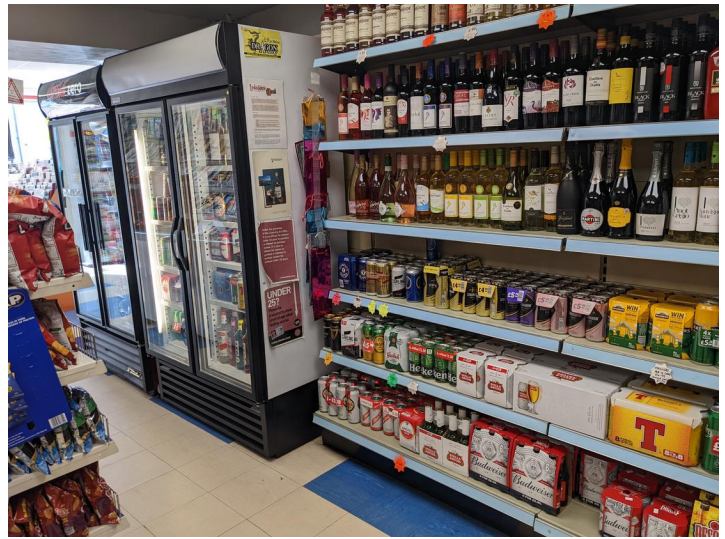
## Internal Details

An "L" shaped retail area of approximately 700sq.ft plus storage. There is large newspaper and magazine display rack, three freezers, double upright chiller for soft drinks and a double upright chiller for alcohol, a small Nescafe coffee machine, Lottery stand, double scratch card display, large selection of greeting cards, small selection of tourist toys, gifts and jigsaws and wall shelving for a range of beers, wines, spirits and confectionery. A further display of greeting cards and stationery.

The business is also a dry-cleaning agent.

Sales counter with cash register, tobacco gantry and photocopier providing a photocopying service.

Storage rooms are located to the rear plus an office and WC.

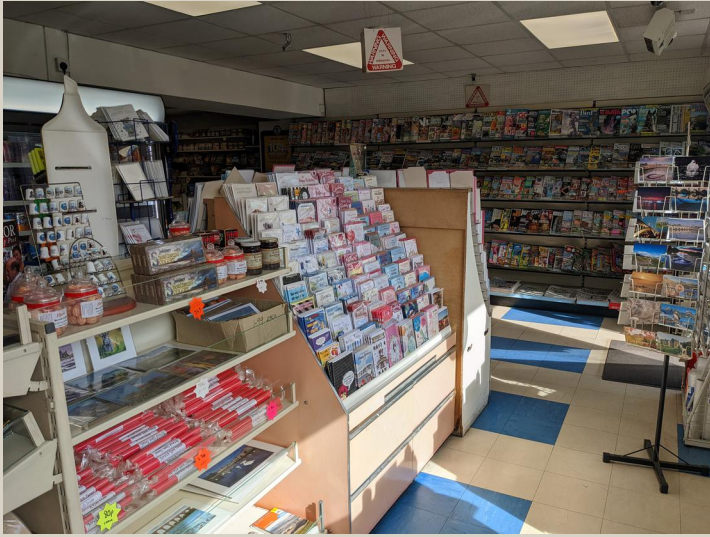


---

## Tenure

Leasehold option at a price of £120,000 and an annual rent of £12,000 for the ground floor shop only.





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Robert O'Brien

Business Agent - Retail

T:+44 191 222 1740

M:+44 7592 775 310

E:robert.obrien@christie.com

Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. January 2024