

Ground Floor Retail Premises

8 Sandgate, Berwick-Upon-Tweed, TD15 1EP

Guide Rent £6,500 per annum

Edwin
Thompson





BRIEF RESUME

- Ground Floor Retail Premises
- Town Centre Location
- Upgraded and extended 2002/2003
- NIA 51.08 sq m (550 sq ft)

LOCATION

The subjects are situated to the south of Berwick-Upon-Tweed. Town centre.

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 26,259 in 2022. (Source: CoStar).

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

DESCRIPTION

8 Sandgate is a two storey mid-terraced building. The building would appear to be more recent with painted rusticated block render finish under a pitched roof.

It incorporates a dentilled cornice to eaves level. There is a two storey cavity extension with pitched roof clad in slate, together with single storey cavity infill part render faced part slate finish under a flat roof finished in mineral felt. Rainwater goods to the rear are of pvc specification.

Internally, the ground floor has recently been refurbished with lined walls and plasterboard ceilings complete redecorated and with modern fit-out as a hair salon.

There is a small, enclosed courtyard at the rear.



ACCOMMODATION

Entrance lobby; salon fitted out to good standard with two backwash salon basins to the rear each with electric shower units; treatment room; rear hall with external door to courtyard; tea preparation room/ staff room with storage cupboard off; and WC.

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	51.08	550

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





RATEABLE VALUE

According to the Valuation Office Website 8 Sandgate is currently assessed to a Rateable Value of £2,900 effective from 01 April 23.

Rateable value and Council Tax information has been obtained from the Government website. Whilst believed to be correct, this information has not been independently verified.

Small Business Rates Relief Scheme currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on a combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the Budget.

SERVICES

Mains electricity, water and drainage are connected.

EPC

TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

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

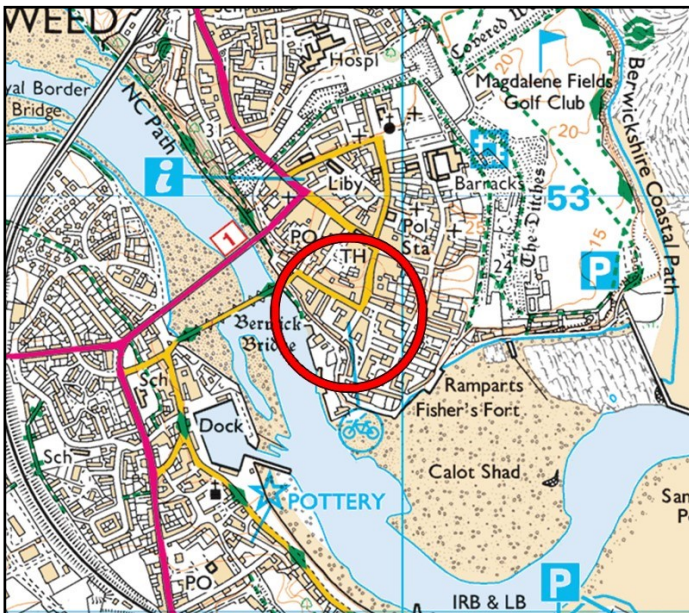
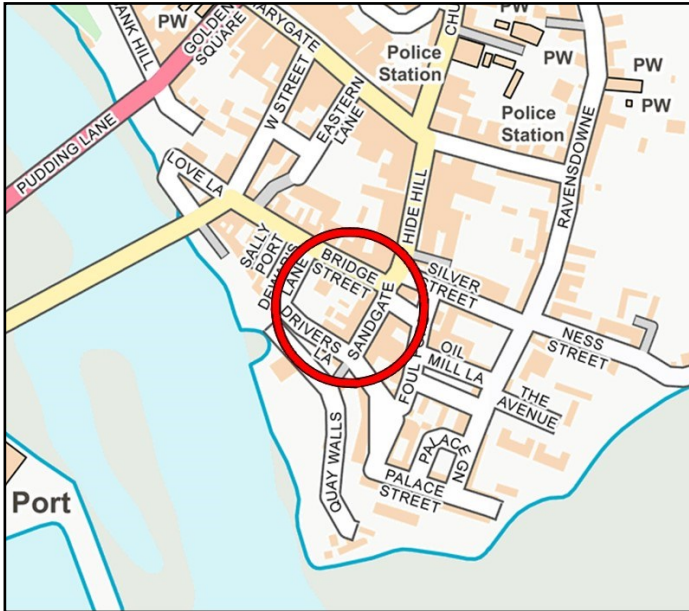
Fax. 01896 758883

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

IMPORTANT NOTICE

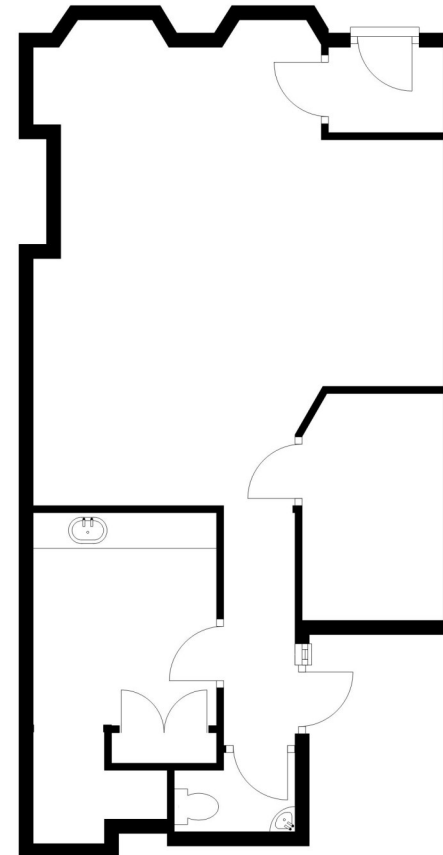
Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

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



Ground Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 57.2 sq. metres (616.1 sq. feet)

8 Sandgate

BERWICK-UPON-TWEED, TD15 1EP

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk