

To Let - Trade Counter Unit

Tweedside Trading Estate, Ord Road, Berwick-upon-Tweed TD15 2XF

Edwin
Thompson



Prominent Trade Counter Unit

Tweedside Trading Estate, Ord Road, Berwick-upon-Tweed TD15 2XF

Trade Counter Unit configured as retail show room and warehousing
Integrated Fire Alarm System. Intruder Alarm. Ladies and Gents WCs
Main Building: 719.78 sq m (7,745 sq ft)
Eaves 4.10 Ridge 7.10 m

Guide Rent - £42,500

Ref. S21

Description

A Prominent roadside Trade Counter unit with associated yard and parking areas, together with stand-alone warehouse and secure yard.

Main Building of steel framed construction with cladding to the trussed rafter roof surfaces and the external walls to the front and rear. Blockwork base walls are incorporated to a height of c. 1 m to the east and west. The north elevation has a blockwork wall. The front elevation has double glazed display windows to eaves height with insulated box profile cladding above. There are full height roller shutter doors to the east elevation of each of the warehouse areas. Eaves height 4.10 m; Ridge height 7.10 m

Solid floors and fitted with modern LED surface mounted lights.

Location

Trade Counter Unit is situated in a prominent gateway position on Tweedside Trading Estate on the western approach to Berwick-upon-Tweed.

Tweedside Industrial Estate is situated to the west of Berwick-upon-Tweed with excellent access to the A1 and the national roads network via the A698.

Berwick-Upon-Tweed is located in Northumberland in the North of England. It has a population of 12,110 according to the 2020 Mid-Year Population estimate compiled by the office for National Statistics, an increase of around 3.79% over that recorded at the 2001 Census (11,668). 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 effectively serving a catchment of around 42,000 with 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 reputed to effectively double during peak season. The population within a ten mile radius was recorded as 27,323 in 2019 with average household income of £23,597 (Source: Costar).

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

Berwick-Upon-Tweed benefits from an active commercial harbour. The port can currently take vessels up to 90 metres in length with maximum beam height of 16 metres and drafts of up to 4.4 metres.



Areas

Description		Sq m	Sq Ft
Main Building	Gross Internal Area	719.78	7,745

E & oe Measurements taken using a laser measurement device.

The site has been measured from an OS based mapping system to an approximate area of 0.621 Ha (1.50 acre) or thereby based on our understanding of the boundaries.

Accommodation

Internally, the main building is currently configured to provide a retail showroom and trade counter to the front section of the building and two interlinked warehouses to the southern end, together with ancillary accommodation including two office areas, kitchen, staff entrance lobby, gents wc, accessible WC, plumbing for further WC cubicle and cleaners area.

Services:

All mains services are connected. Three phase electricity. Intruder Alarm. Integrated Fire Alarm System. Gas fired boiler to the ancillary accommodation.

Planning

In accordance with the Town and Country (Use Classes) Order 1987 (as amended) and the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020 a range of uses are likely to be supported including:

- Trade counter Use
- Class B2 (General Industrial)
- Class B8 (Storage / Distribution)
- Class E (commercial, Business and Service)

There may also be potential for a range Sui Generis (site specific) uses in keeping with existing uses on the estate. This category includes uses such veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.

Lease Terms

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

Satellite Navigation

For those with Satellite Navigation the Post Code is TD15 2XF

Rateable Value

Currently assessed as a combined listing for the wider site at £22,500 effective from 01-Apr-2017.

Rates Poundage 2021/22: £0.499

If let separately, the rateable value will have to be reassessed

Rental

£35,000

In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon, where applicable.

Entry

On conclusion of legal missives.

Value Added Tax

Any prices are exclusive of VAT. This unit is elected to TAX, Value Added Tax will be payable on the Rent at the prevailing rate.

Legal Costs

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

Viewing

By appointment with the sole agents:

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

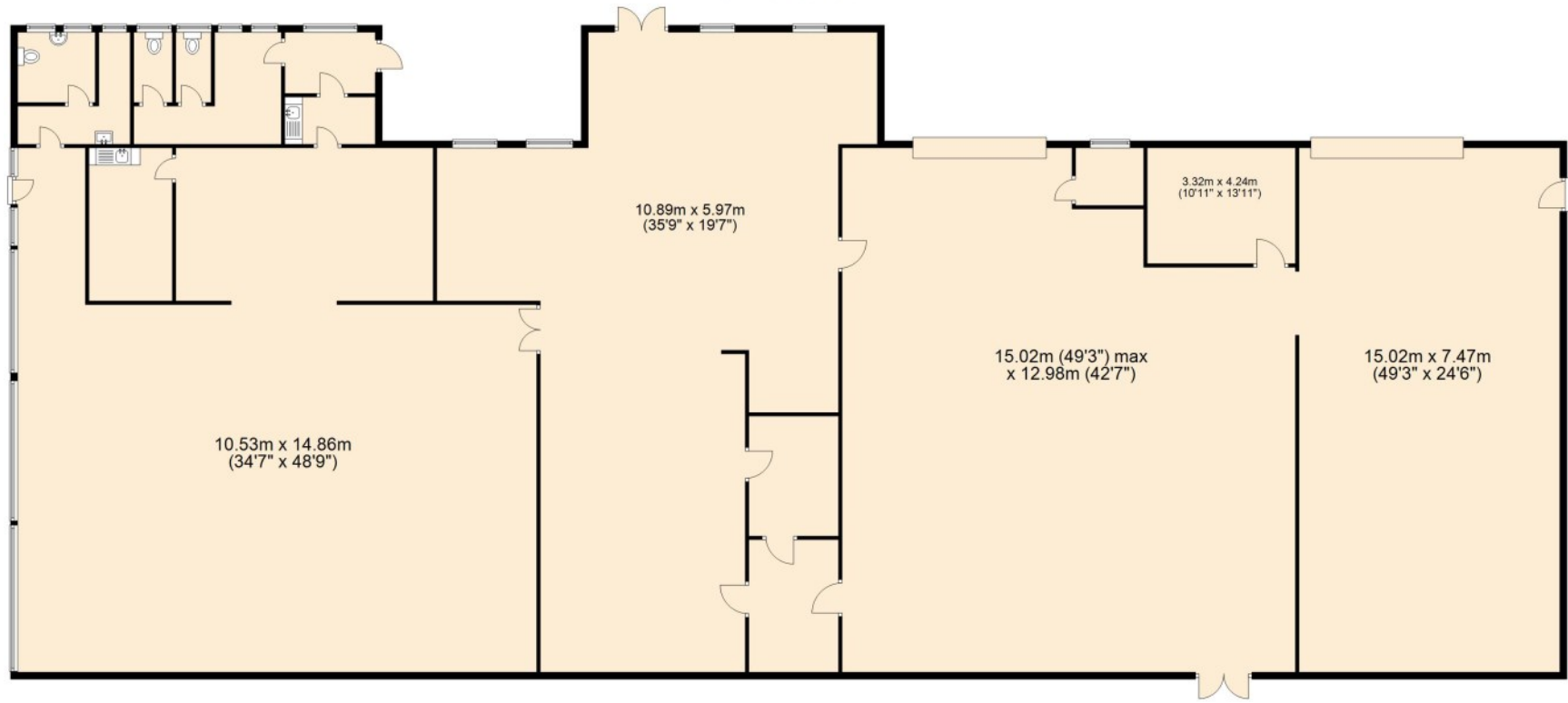
Tel. 01896 751300

Fax. 01896 758883

E-mail: s.sanderson@edwin-thompson.co.uk

Plans

Main Building



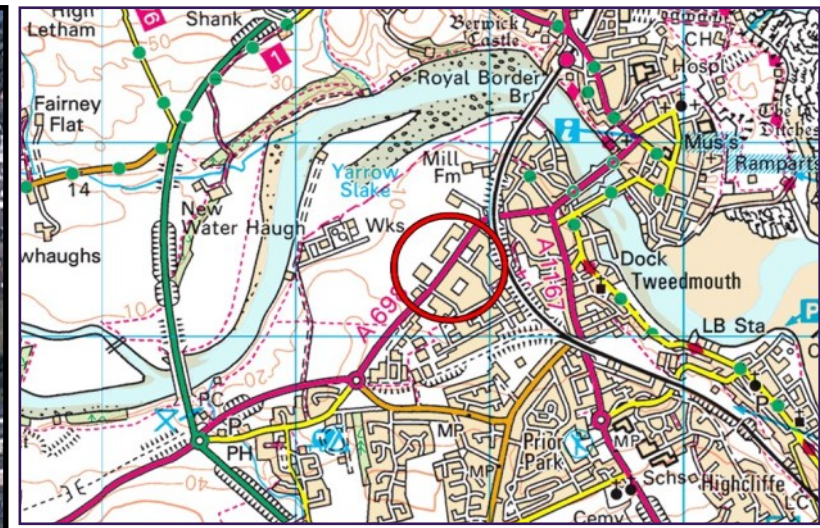
Site Plan



76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



FOR IDENTIFICATION PURPOSES ONLY—PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

Edwin Thompson is the trading name of Edwin Thompson LLP, and Edwin Thompson Property Services Limited.

Edwin Thompson LLP is a Limited Liability Partnership registered in England & Wales No. OC306442. Edwin Thompson Property Services Limited is a Limited Company registered in England and Wales No. 07428207. Registered office: 28 St. John's Street Keswick, Cumbria CA12 5AF. Regulated by RICS

Connect with us:

