

Auction Rooms with associated Café

The Radio Rooms—Highgate Works, 95 Main Street, Berwick-Upon-Tweed, TD15 2AW

To Let — £18,000 per annum

GIA 399.17 sq m (4,295 sq ft)

Edwin
Thompson





BRIEF RESUME

- Multifunctional Space
- Associated Café
- GIA 399.17 sq m (4,295 sq ft)

DESCRIPTION

A regular shaped site extending to approximately 0.14 Hectares (0.28 acres) or thereby in total. The buildings are configured in an L-shape along the east and the north boundary of the site.

The buildings comprise a traditional 19th Century range. There are effectively three separate buildings.

Building 1

The northern section comprises a two storey plus attic level building of traditional stone construction under a pitched roof. The roof is predominantly clad in corrugated fibre cement (presumed asbestos) sheeting, with the exception of the rear (east) section which is on two storeys with slate roof. The current tenant has provided insulation to the ceiling, through the addition of foam backed plasterboard (approx. 50mm thick). A timber ladder stair provides access to the adjoining buildings to the south which are each of single storey construction.

Building 2

The middle building is of single skin blockwork construction, externally rendered, with mono-pitch roof clad in corrugated metal sheeting.

Building 3

The southernmost building is of traditional stone construction under a pitched roof clad in slate. The three buildings are interlinked with the main public entrance positioned to the southern end of Building 2.

Rainwater goods to the principal building are predominantly cast iron specification with some PVC additions. The other buildings are fitted with PVC rainwater goods.

Externally, there is a hardcore surfaced yard/car park extending to 0.084 ha (0.21 acres) or thereby. There are 2 separate access points from the main street - the current occupier operates a one-way system.

LOCATION

The subjects are situated within a mixed-use area on the east side of Main Street to the southern end of Tweedmouth, 1km southwest 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.

ACCOMMODATION

The accommodation currently comprises:

Building 1

Ground Floor: Main Auction Room, southwest corner sub divided to provide cleaners cupboard fitted with Belfast sink and WC cubicle with low flush unit; Storeroom; Office.

First Floor: Showroom.

Attic Level: Lofted attic showroom.

Building 2

Ground Floor: Main Entrance, Seating area and WC:

Building 3

Ground Floor: Café fitted out to a good specification finished with painted panelling to the walls and ceiling.

AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following Gross Internal Areas:

Description	Sq m	Sq ft
Building 1 - Ground Floor	152.61	1642
Building 1 - First Floor	152.61	1642
Building 1 - Attic	25.94	279
Building 2	38.81	418
Building 3 - Café	29.20	314
Total	399.17	4,295

E & oe measurements of the main building taken with a laser



RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £13,500.

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.

Rateable value/council tax information has been obtained from the Gov.uk website whilst believed to be correct, this information has not been verified.

PLANNING

Established Use is understood to be Auction Rooms with associated Café with Class A1 Consent with associated Sui Generis use with addition of A4 and D2 uses. A1 and D2 uses will be included within the new Class E classification. A4 (Pubs and Bars) is now treated as sui generis (one of a kind) uses.

SERVICES

All mains services are understood to be 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



The Radio Rooms

Highgate, Main Street, Tweedmouth, Berwick-Upon-Tweed, TD15 2AW

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk