

VERSATILE THREE STOREY TOWN CENTRE PREMISES

1-3 Walkergate, Berwick-Upon-Tweed, TD15 1DB

To Let—Guide Rent £14,000 per annum - NIA 212 sq m (2,281 sq ft)

Edwin
Thompson





BRIEF RESUME

- Town Centre Location
- Fantastic Retail Opportunity
- May suit Café or Professional Service use
- Extensive retail area (over three floors)
- NIA 212.0 sq m (2,281 sq ft)
- ITZA 79.99 sq m (861 sq ft)

DESCRIPTION

A two storey (three storey to the rear) Grade II Listed former Baptist Church double fronted shop façade to ground level with traditional façade. The property is of traditional construction with ashlar finish to front elevation incorporating three large twenty-four pane arched window openings fitted with sash and casement windows. It has a pitched roof clad in slate. Internally, the subjects extend over three floor levels providing extensive retail space.

The premises have traded extremely successfully as HB Longbone established in around 1946 for the sale of carpets, curtains, furnishings and haberdashery.

AREAS

Description	Sq m	Sq Ft
Net Internal Area	212.0	2,281
In Terms of Zone A	79.99	861

LOCATION

The subjects are located in a good trading position just off the east side of the central section of Marygate within Berwick-Upon-Tweed town centre, near a large Accountancy Office.

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. It is also served by the Mainline East Coast Railway Network with regular services to Edinburgh and Newcastle-Upon-Tyne (approximately forty-five minutes each way) and London (approximately three and half hours).

Although a relatively small town, Berwick-Upon-Tweed is regarded as a principal market town serving North Northumberland and the Eastern Scottish 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, with an influx of seasonal visitors during the summer months—its resident population is reputed to effectively double during peak season.

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 16m and drafts of up to 4.4m. The town has recently started to welcome passenger cruise ships with the first, Ireland Sky, dropping anchor off Spittal Beach on 21 July 2021 and the Spirit of Discovery on 22 July 2021.

PLANNING

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduced a number of significant changes to the planning system effective from 1 September 2020, permitting use of the subjects for Retail, Financial, Professional and other services, Café, Indoor Sports, Recreation or Fitness. Provision of medical or health services; creche/nursery etc

Use classes A1 (Retail), A1 (Retail), B1 (Business) and A3 (Restaurants and Cafes) are effectively replaced with Class E.

RATEABLE VALUE

The Rateable Value is currently assessed to £14,250 effective from 01-Apr-2023.

Small Business Rates Relief Scheme currently provides up to 100% rates relief for units with a Rateable Value of £15,000 or less based on a combined total of all the occupiers business premises within England (subject to application and eligibility). This relief is reviewed annually in accordance with the Budget.

ENERGY PERFORMANCE CERTIFICATE

D89.

VIEWING

By appointment with the sole agents:
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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Retail, Professional or Food & Drink Premises

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