

10 Sandgate

Berwick-upon-Tweed, Northumberland, TD15 1EP

A Grade II Listed, Ground Floor Office Space Available Within a Mixed Use Area
For Let As A Whole • Guide Rent £7,000 per annum

****INTRODUCTORY INCENTIVE ****

Three months rent free in lieu of tenant works to the property.

Edwin
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BRIEF RESUME

- Grade II Listed Building
- Currently Office Fit-Out
- Three Months Rent Free in Lieu of Tenant Works
- Great transport links
- NIA 79.42 sq m (855 sq ft) or thereby

LOCATION

A ground floor self-contained unit situated on the east side of Sandgate a mixed use area to the south of Berwick-upon-Tweed town centre.

Berwick-upon-Tweed, Northumberland (population approximately 14,000, catchment area 42,000) is situated approximately equi-distant between Edinburgh to the north and Newcastle-upon-Tyne to the south (65 miles each way). The settlement is served by the A1 trunk road and the mainline East Coast railway network. The railway provides regular services to Edinburgh and Newcastle-upon-Tyne (approximately 45 minutes) and London (approximately 3 and a half hours). There are also airports at Edinburgh and Newcastle-upon-Tyne providing domestic and international scheduled flights.

Although a small town Berwick-upon-Tweed is regarded as the principal market town for north Northumberland and eastern Borders and offers a full range of retail, leisure and banking facilities.

The town has an influx of seasonal tourism visitors. It is said that the population doubles during the summer season.

Nearby occupiers include Premier Inn, the Queens Head Hotel and Restaurant, a Hair Salon, Kevin Dixon Building Services offices and the former Corn Exchange which was converted into flats in 2005/2006, a house and the former Hen and Chickens Hotel which is vacant and has been unoccupied for some time.

Berwick-Upon-Tweed benefits from an active commercial harbor. The port can currently take vessels up to 90 meters 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.

DESCRIPTION

10 Sandgate comprises a substantial Grade II Listed terraced building which was formerly occupied as accountancy offices.

The main section of the building comprises a mid-terraced three storey building which is believed to date to the eighteenth century. This part of the building is of traditional construction under a pitched roof clad in slate with features including back-fillets, cornice, scrolls, rusticated quoins. The front elevation has a painted render finish. The wider building is three storeys in height with two timber framed casement windows to each floor level.

Ground floor has an entrance door to the south with pended access with door to this unit and access

to courtyard providing access to the flats above.

There is a flat roofed single storey extension to the rear which would appear of cavity construction. This has a rendered finish. The flat roof is finished in mineral felt.

Rainwater goods are predominantly of cast iron specification with PVC units to the single storey extension.

There is no dedicated parking provision, however, following recent changes to the local parking regulations there is free parking available at the Quayside approximately 50m to the south.

Internally, the premises are currently fitted out as offices. The main offices areas incorporate wood veneer finishes and suspended timber ceilings with recessed LG3/ LG 7 lights.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Net Internal Area	79.42	855
In Terms of Zone A	41.71	449

E & oe Measurements taken using a laser measurement device.



Rateable Value

The Rateable Value is assessed to £6,700 effective from 01-April-2023.

The Small Business Rates Relief Scheme provides rates relief to help small businesses. For the 2020/21 financial year up to 100% rates relief is available for business with a combined rateable value (of all business premises) of £12,000 or less subject to application and eligibility.

Services

All mains services are connected.

A gas fired boiler provides central heating via radiators.

Energy Performance Certificate

To be confirmed.

Terms

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

Introductory Incentives

Aspects would benefit from upgrading and repair including a leak to the roof within the single storey section of the building. The landlord is proposing three months rent free in lieu of tenant works to address this.

Legal Costs

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

In the normal manner, the in-going tenant will be liable for any stamp duty land tax, registration dues and VAT thereon.

Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Viewing

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
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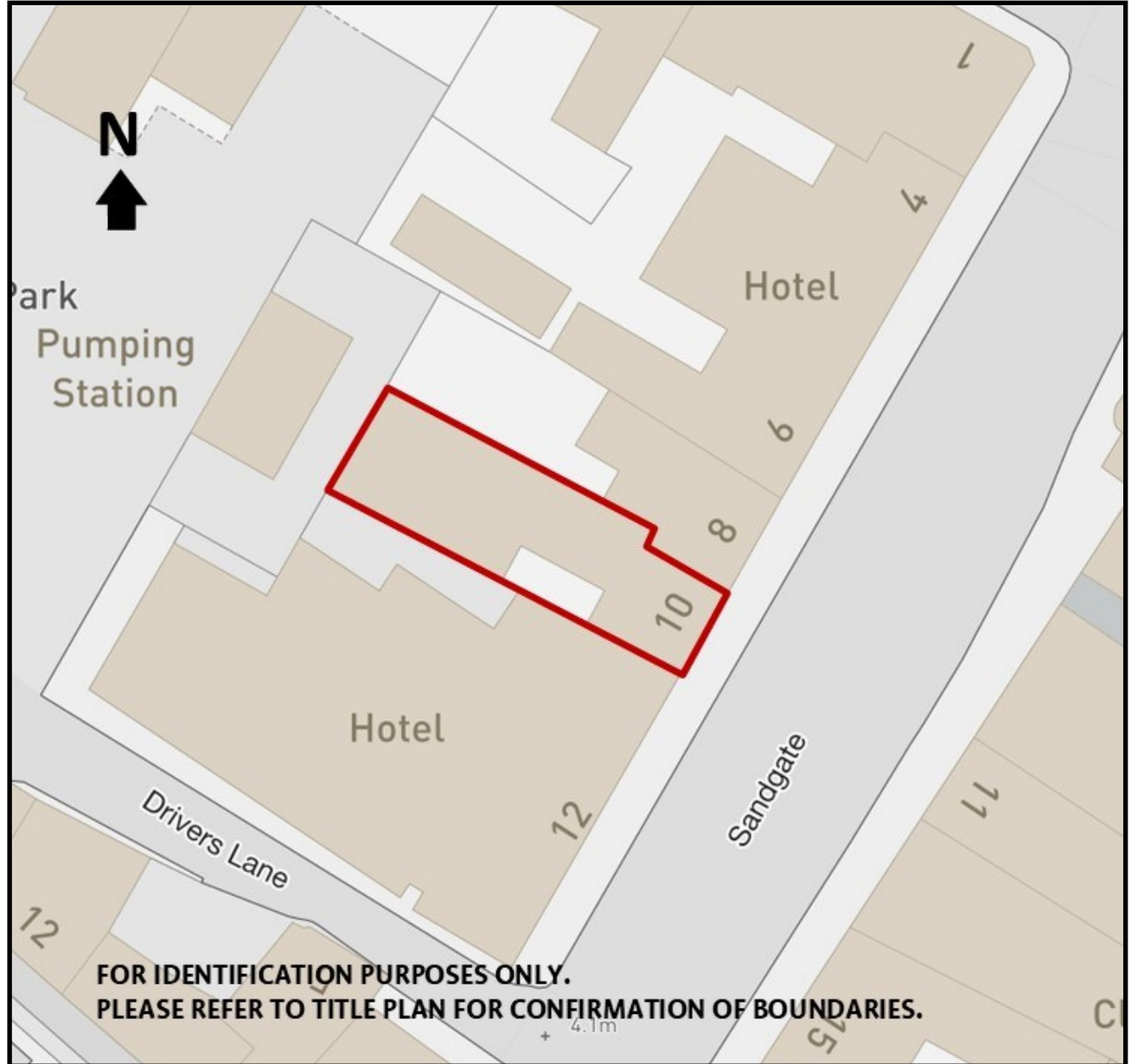
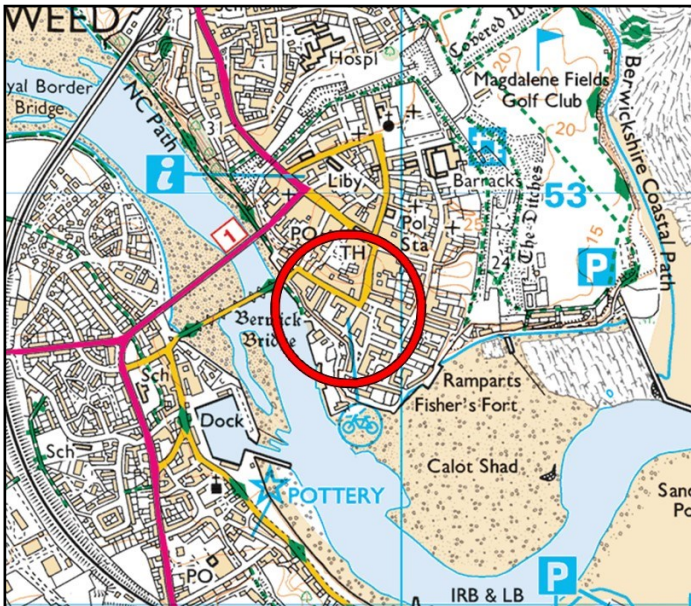
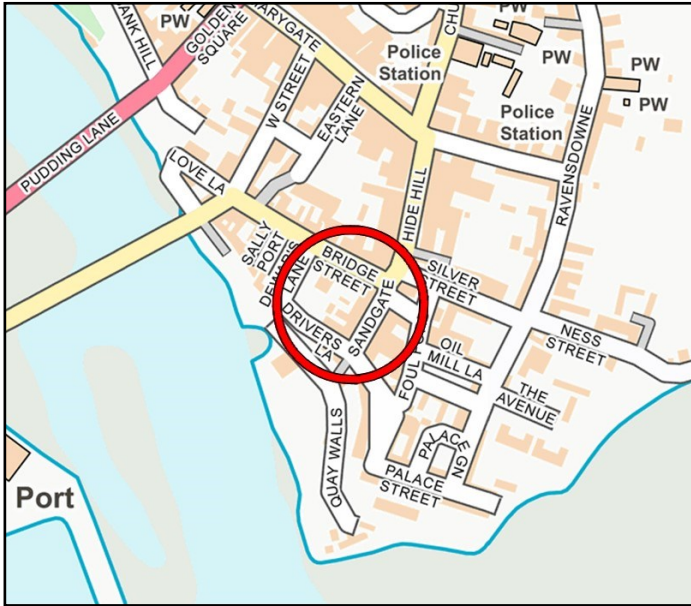


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