

Main Street, Tweedmouth, Berwick-Upon-Tweed, TD15 2BA

General Purpose Unit just north of Tweedmouth Harbour—Gross Internal Area 67.85 sq m (730 sq ft)
To Let • Guide Rent £7,500 per annum.

Edwin
Thompson





BRIEF RESUME

- General Purpose Unit
- Detached Brick Built Double Garage
- Parking for multiple cars
- Gross Internal Area 67.85 sq m (730 sq ft)

DESCRIPTION

A detached timber frame, general purpose unit situated on a level site on the Main Street just north of Tweedmouth Harbour. There is a detached brick built double garage. The site has parking for multiple cars and is predominantly laid to lawn with gravel pathways. The site extends to approximately 0.111 ha (0.274 acres).

The unit would be well suited to a variety of different uses including trade counter, office or storage and distribution. The sites situation would also lend itself towards tourist-based trades such as a café, ice-cream parlour or gift/souvenir shop due to being located within walking distance of Berwick town centre over the historic 'Old Bridge' bridge.

The unit has a suspended timber floor. The hipped roof is constructed with timber trussed rafters and braced with steel ties and clad in slate. Access to the site is via a shared entrance off Main Street. A vehicular entrance with stone chipped area provides ample circulation space for multiple cars and access to the garages along with car parking for staff and customers alike.

ACCOMMODATION

Entrance porch, main shop, office, WC, store, workshop area.

LOCATION

The subjects are situated to the north of Tweedmouth Docks on Main Street with good access to Berwick town centre and also to the A1 via the A698.

Berwick-Upon-Tweed is located in Northumberland in the North of England. It has a population of 11,671 according to the 2021 population census broadly level with 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 minutes 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 27,323 in 2019 with an average household income of £23,597 (Source: CoStar).

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

AREAS

Description	Sq m	Sq Ft
Gross Internal Area	67.85	730

RATEABLE VALUE

The subjects are assessed to a Rateable Value of £3,350 effective from 01-April-2023.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

PLANNING

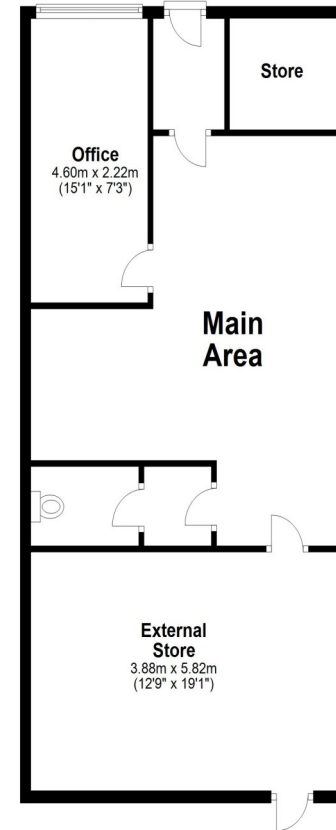
Class E (commercial, Business and Service) which includes **E** **(a)** Display or retail sale of goods, other than hot food; **E(b)** Sale of food and drink for consumption (mostly) on the premises **E(c)** Provision of **E(c)(i)** Financial services, **E(c)(ii)** Professional services (other than health or medical services), or **E(c)(iii)** Other appropriate services in a commercial, business or service locality; **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms); **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner); **E(f)** Creche, day nursery or day centre (not including a residential use); **E(g)** Uses which can be carried out in a residential area without detriment to its amenity: **E(g)(i)** Offices to carry out any operational or administrative functions, **E(g)(ii)** Research and development of products or processes **E(g)(iii)** Industrial Processes





Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

General Purpose Unit

Main Street, Tweedmouth, TD15 2AB

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk