

Retail, Café, Office, Creche/ Nursery

14-16 Hide Hill, Berwick-upon-Tweed, TD15 1AB

Available as a whole or as two separate units

Unit 1: Rental Offers £12,000 per annum

Unit 2: Rental Offers £6,000 per annum

Edwin
Thompson





BRIEF RESUME

- Prominent Position
- Flexible Accommodation
- Modern Fit Out
- Good Transport Links

DESCRIPTION

14 – 16 Hide Hill is of traditional construction with rendered external finish to the front elevation. It is understood that the pitched roof coverings have been renewed with modern 'slate effect' tiles which are presumed to be of a cement specification.

Internally the ground floor has been sub-divided to form two separate self-contained units with a smaller single fronted unit to the south. Internally the units are lined out. The main unit is fitted with a suspended ceiling. There is an interesting double height domed ceiling above the suspended ceiling to the rear area.

ACCOMMODATION

14 Hide Hill:

Ground Floor Unit: single fronted retail area; north lobby to female/accessible wc' gents wcs; staff area; staff wc, storeroom.

Basement: Lobby off ground floor with fire exit to entrance to flats, stairs to lower landing. Large open plan basement with supporting columns with two separate storage areas.

16 Hide Hill:

Self-contained retail unit with small tea preparation area / lobby, wc with low flush unit and wash hand basin.

LOCATION

The property is situated in a prominent position at the top of Hide Hill with a high level of footfall within the town centre of Berwick-upon-Tweed.

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

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 and international scheduled flights.

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AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas:

14 Hide Hill			Sq m	Sq ft
Ground floor	Retail, A2	NIA	167.46	1,802
Basement	Basic Storage	NIA	233.35	2,511
Total		NIA	568.27	4,313

Total	In Terms of Zone A	75.74	815
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16 Hide Hill		Sq m	Sq ft
Ground Floor Retail	Net Internal Area	34.19	368
Ground Floor Retail	In Terms of Zone A	28.03	302

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

RATEABLE VALUE

The subjects are assessed to the following Rateable Values effective from 01-April-2023:

14 Hide Hill: £15,750
 16 Hide Hill: £6,900

Rateable value information has been obtained from the Government website. Whilst believed to be correct, this information has not been independently verified.

SERVICES

Mains electricity, water and drainage are connected.

EPC

14 Hide Hill: C53
 16 Hide Hill: D88



VIEWING

By appointment with the sole agents.

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

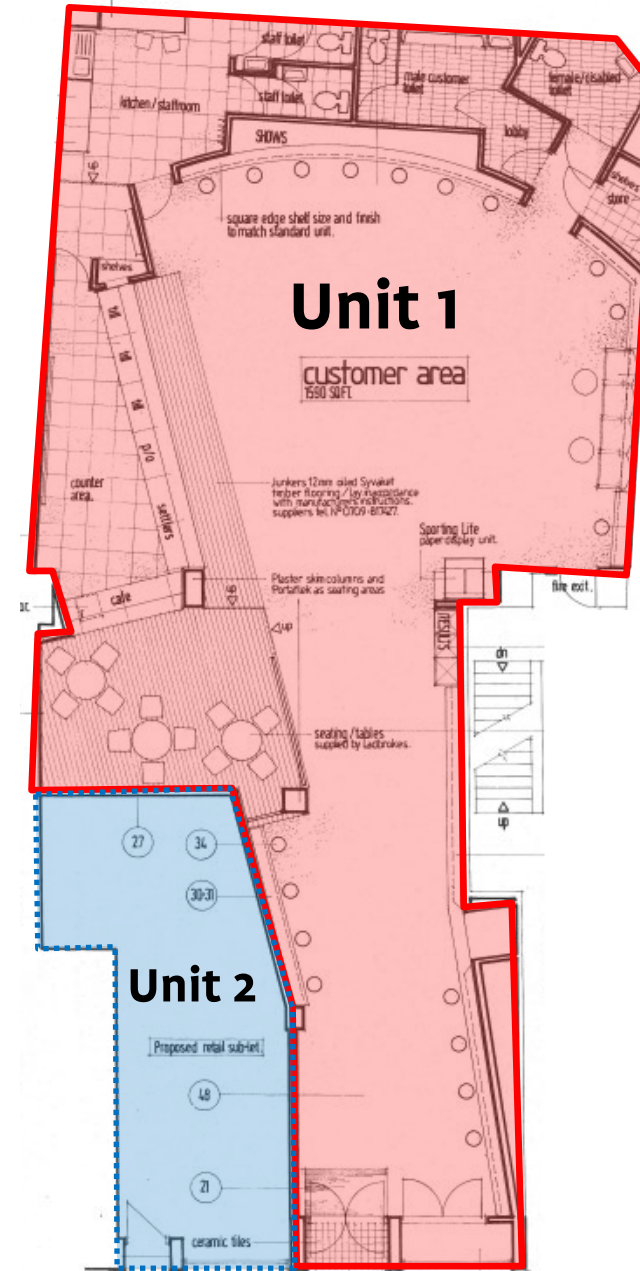
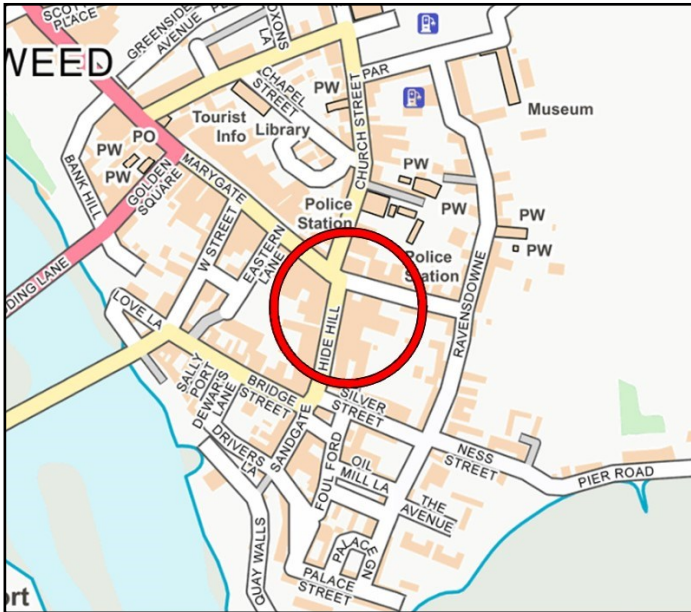
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FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.

14-16 Hide Hill

BERWICK-UPON-TWEED, TD15 1AB

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