

Town Centre Shop Premises

12 Marygate, Berwick-upon-Tweed, TD15 1BN

For Sale: Offers Over £75,000

Ground floor Shop premises—deceptively large retail area. Extended 2002/2003. NIA 739 sq ft

Edwin
Thompson





BRIEF RESUME

- Deceptively large retail area
- Modern slat wall shop fittings
- Upgraded and extended 2002/2003
- NIA 68.64 sq m (739 sq ft)
- Available with vacant possession

DESCRIPTION

Ground floor retail premises forming part of this Grade II Listed three storey terraced tenement towards the south of Marygate on the walkway linking to Church Street opposite the Town Hall.

There is a traditional retail frontage with hardwood framed display window, recessed off-set door and timber display fascia above.

Internally, the premises have been refurbished in relatively recent times with an extension provided to the retail area in around 2002/2003.

The unit is appointed to a good standard throughout with high specification of finish and is fully equipped in 'turnkey' condition.

ACCOMMODATION

There is a deceptively spacious retail area which deepens to the rear. The external walls are lined out and fitted with an array of modern shop fittings with slat wall display panels. To the rear there is a small storage area with rear door and WC off.

LOCATION

The property is situated in a prominent position at the bottom of Marygate 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 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.

AREAS

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

Description	Sq m	Sq Ft
Net Internal Area	68.64	739
In Terms of Zone A	37.63	405

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





RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £8,100.

The current uniform business rate for small businesses for 2022/2023 is 0.49p to the pound.

The subjects are Grade II Listed so are understood to be exempt from Rates liabilities whilst vacant.

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.

SERVICES

Mains electricity, water and drainage are connected.

EPC

Band C

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. 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

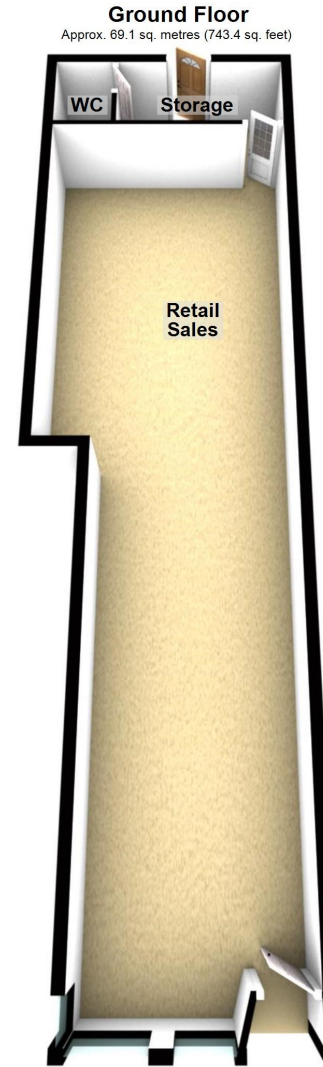
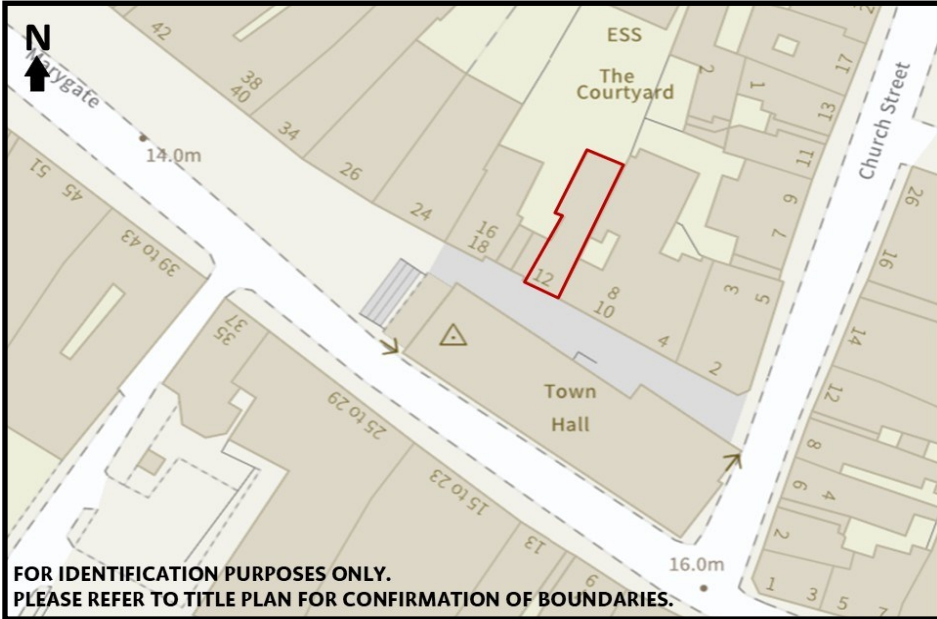
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FOR INDICATIVE PURPOSES
ONLY. NOT TO SCALE.

Total area: approx. 69.1 sq. metres (743.4 sq. feet)

12 Marygate

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