

# Ground Floor Retail Unit

15 Castlegate, Berwick-Upon-Tweed, TD15 1JS

ITZA 62.9 sq m / (677 sq ft)

Guide Rent £5,700 per annum

Edwin  
Thompson







## BRIEF RESUME

- Highly versatile space
- Excellent window frontage
- May suit a range of uses
- ITZA 62.9 sq m (677 sq ft)

## LOCATOIN

15 Castlegate is located on the west side of Castlegate, a principal thoroughfare to the town centre from the north. The immediate locality is in a mixed use area, commercial to ground floor with residential above.

Berwick-Upon-Tweed is located in Northumberland in the North of England. It has a population of 12,110 according to the 2020 Mid-Year Population estimate compiled by the office for National Statistics, an increase of around 3.79% over 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 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 reputed to effectively double during peak season. The population within a ten-mile radius of Lamberton was recorded as 26,553 in 2022 with average household income of £27,772 (Source: Costar).

## DESCRIPTION

The subject comprises a two plus attic storey mid terrace property with retail at ground floor and a self contained residential flat on first and attic floors.

## ACCOMMODATION

Retail area with traditional frontage and large display window, split level up to rear shop/storage/ancillary; WC.

## SERVICES

Mains electricity, drainage and water are all connected.

## RATEABLE VALUE

15 Castlegate is assessed to a Rateable Value of £5,400 per annum.

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). This relief is reviewed annually in accordance with the budget.





## LEASE TERMS

Available by way of a new lease on FRI terms. In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

## ENTRY

On the conclusion of legal missives.

## VAT

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

## LEGAL COSTS

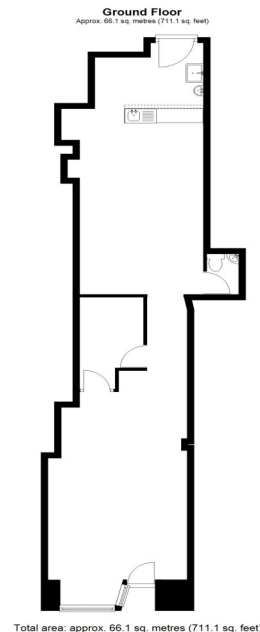
Each party will be responsible for their own legal costs incurred in connection with this transaction.

## VIEWING ARRANGEMENTS

By appointment only with the sole agents.

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# 15 Castlegate

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