

# INVESTMENT OPPORTUNITY

8-10 Sandgate, Berwick-upon-Tweed, Northumberland TD15 1AB

A Fantastic Opportunity to Purchase a MIXED PORTFOLIO in a Town Centre Location. FOUR FLATS, HAIR SALON and OFFICE PREMISES. Allowing for vacant units quoting price reflects INITIAL YIELD of c. 10% with STRONG RENTAL GROWTH POTENTIAL.

FOR SALE • OFFERS OVER £275,000 ARE INVITED

Edwin  
Thompson





## BRIEF RESUME

- Portfolio of Properties
- Town Centre Location
- Great Investment Opportunity

## DESCRIPTION

10 Sandgate comprise a substantial Grade II Listed terraced building which dates from the 18<sup>th</sup> century.

The front section of the building is three storeys high. This building is of traditional construction with a grey painted render faced finish under a pitched roof clad in slate. This adjoins a stone built three storey stairwell with hipped roof incorporating roof lantern complete with ornamental finial, which itself adjoins a stone built three storey rear wing which has a pitched roof clad in clay pantiles.

To the south there is a more recent single storey extension of cavity construction which is believed to date to the 1960s. This has a rendered external finish under a flat roof clad in mineral felt with pvc rainwater goods. There is a further single storey extension to the rear which is presumed to be of a similar specification.

8 Sandgate is the adjoining two storey mid-terraced building to the north. This building would appear to be more recent with painted rusticated block render finish under a pitched roof.

would appear to be more recent with painted rusticated block render finish under a pitched roof. This building incorporates a dentilled cornice to eaves level. There is a two storey cavity extension with pitched roof clad in slate, together with single storey cavity infill part render faced part slate finish under a flat roof finished in mineral felt. Rainwater goods to the rear are of pvc specification.

Internally, the ground floor has recently been refurbished with lined walls and plasterboard ceilings complete redecorated and with modern fit-out as a hair salon.

There is a small, enclosed courtyard to the rear.

## LOCATION

The subjects are situated to the south of Berwick-upon-Tweed town centre.

Berwick-upon-Tweed (population approximately 11,671, 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.

providing domestic and international scheduled flights.

Berwick benefits from an active commercial harbour. The port can take vessels up to 160m in lengths and draughts up to 4.5m.

Although a small-town Berwick-upon-Tweed is regarded as the principal market town serving north Northumberland and the east of the Scottish Borders. It 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.





**ACCOMMODATION**

The accommodation currently comprises:

**8 - Ground Floor Retail**

Entrance lobby; salon fitted out to good standard with two backwash salon basins to the rear each with electric shower units; treatment room; rear hall with external door to courtyard; tea preparation room/ staff room with storage cupboard off; and WC.

**8a - First Floor Flat**

Flat accessed off the communal stairwell serving 10 Sandgate, secondary external steel stair to the courtyard to the rear.  
Entrance hall, living room, kitchen, bathroom, two bedrooms.

**10 - Ground Floor Offices**

Offices accessed via vennel to the south, corridor providing access through to three further offices one interlinked to side hall with two further offices off. WC, Tea preparation area linking to cupboard with boiler room off. Stairwell accessed off vennel providing access to flats above.

**10a - First Floor Flat**

Living Room, linking through to bedroom, rear hall, kitchen bathroom/ WC, secondary stair to south.

**10b - First Floor Store / studio flat**

**10c - Second Floor Flat**

Living Room, linking through to bedroom, rear hall, kitchen bathroom/ WC, secondary stair to south.

**10d - Second Floor Flat**

Studio flat with combined living/bedroom and kitchen, Shower room and storage cupboard.

**RATEABLE VALUE/ COUNCIL TAX**

According to the Government Tax Service Website the subjects are assessed to the following Rateable Value and Council Tax assessments.

No.	
8	£2,900 effective from 01 April 2023
8a	Council Tax Band A
10	£6,700 effective from 01 April 2023
10a	Council Tax Band A
10b	Included within 10 Sandgate Rateable Value
10c	Council Tax Band A
10d	Council Tax Band A

**AREAS/ TENANCY INFORMATION**

The following table summarises the area and tenancy detail for each part of the premises.

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

The Hair Salon is held on a standard commercial lease. Assured Shorthold Tenancy agreements have been agreed for three of the four occupied flats. These are for an initial period of six months from 01 March 2024. 10B a studio apartment has been occupied by the owner for storage purposes and is available with vacant possession.

No.			Sq m	Sq ft		Rent	Lease Details
8	Hair Salon	NIA	51.08	550	Jennifer Anderson and Shona Johnston	£3,640 pa	Two years remaining
8a	First floor flat	GIA	53.28	574	Carol Denholm	£5,040 pa	Assured Shorthold Tenancy
10	Offices	NIA	79.42	855	Vacant		None
10a	First floor flat	GIA	54.59	588	Nevley Pires	£3,900 pa	None
10b	First floor storage	GIA	33.06	356	Vacant		None
10c	First floor flat	GIA	54.59	588	Alan Netherington	£3,972 pa	Assured Shorthold Tenancy
10d	First floor flat	GIA	33.06	356	T Swinney	£3,120 pa	Assured Shorthold Tenancy



**SERVICES**

Mains electricity, water and drainage.

**ENERGY PERFORMANCE CERTIFICATE**

TBC

**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.

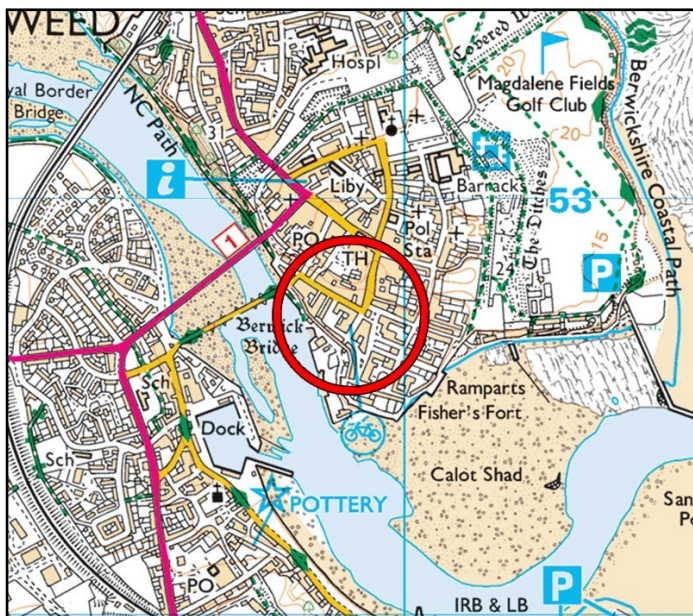
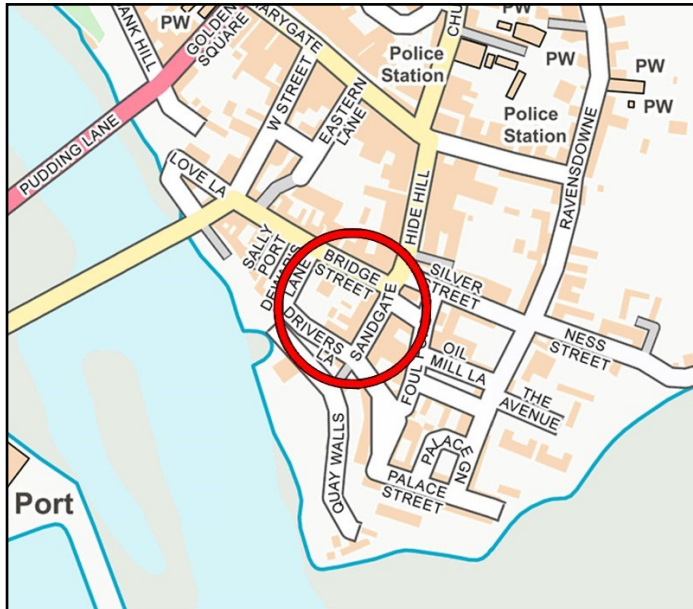
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300  
Fax. 01896 758883  
E-mail: [s.sanderson@edwin-thompson.co.uk](mailto:s.sanderson@edwin-thompson.co.uk)



**IMPORTANT NOTICE**  
Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:  
1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.  
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.  
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.  
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.  
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

Registered office:28 St John's Street, Keswick, Cumbria, CA12 5AF



# 8-10 SANDGATE

---

BERWICK-UPON-TWEED, NORTHUMBERLAND, TD15 1EP

Edwin  
Thompson



Galashiels Office

T: 01896 751300