

109 Marygate, Berwick-upon-Tweed, TD15 1BH

FOR SALE / TO LET – TOWN CENTRE RETAIL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

109 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

For Sale / To Let – Town Centre Retail Premises



109 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

For Sale / To Let – Town Centre Retail Premises

LOCATION

The property is located within the historic market town of Berwick upon Tweed which is positioned on the border of Scotland and England, 31 miles north of Alnwick, 19 miles south of Dunbar and 62 miles north of Newcastle upon Tyne. Road communications to the town are strong being within close proximity of the A1.

The property is situated towards the western end of Marygate close to the junction with Golden Square which in turn becomes Pudding Lane. The frontage to Marygate is over approximately 6 metres.

Nearby occupiers include Specsavers, Boots, WH Smiths and a number of other independent retailers including The Seagulls Nest, and Deyn's Deli.

DESCRIPTION

The Grade II listed building is of traditional brick construction arranged at ground floor and first floor levels most recently in use as a hair dressing and beauty salon by Northumberland College.

The ground floor is arranged to provide a salon with kitchen and wc to the rear. The first floors provide salon and treatment rooms with additional stores/offices, male and female toilets. The building benefits from a shared yard to the rear however no parking is available.

The upper floor is suitable for residential development subject to the necessary planning and consents.

ACCOMMODATION

Ground Floor			
Main Sales Area:	85.33	sq m	918 sq ft
Kitchen:	9.68	sq m	104 sq ft
WC			

First Floor			
Offices/Treatment Room:	66.61	sq m	717 sq ft
Staff Room:	8.05	sq m	87 sq ft
WC			

Total	169.67	sq m	1,826 sq ft
-------	--------	------	-------------

PROPOSED TERMS

The freehold property is available for sale.

Offers are invited at £95,000

RATEABLE VALUE

The property has a rateable value of £14,250. Interested parties should contact the local authority to determine the exact rates payable.

109 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

For Sale / To Let – Town Centre Retail Premises

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is not elected for VAT.

VIEWING

Strictly by appointment through this office.

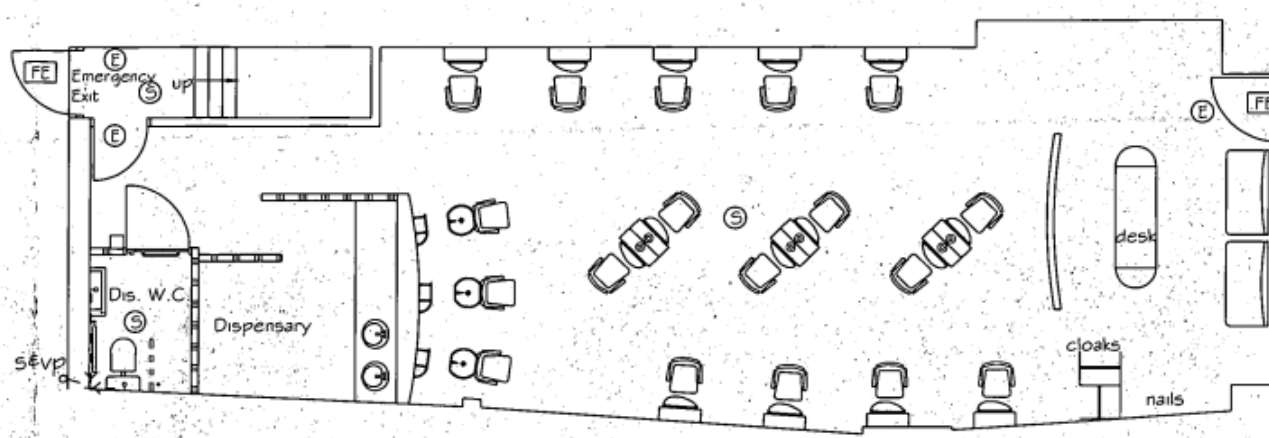
Email: admin@thomas-stevenson.co.uk

Tel: 01642 713303

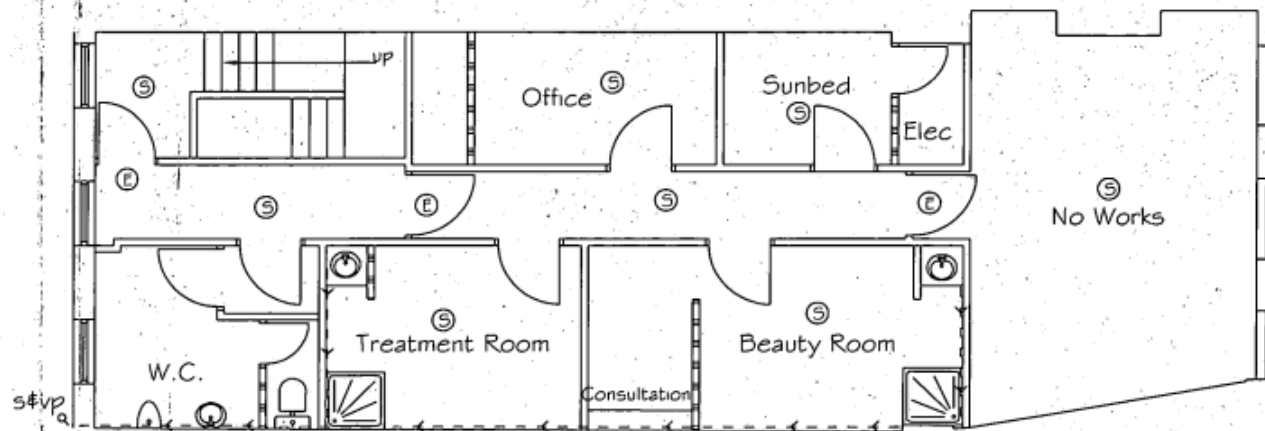
Subject to Contract

109 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

For Sale / To Let – Town Centre Retail Premises



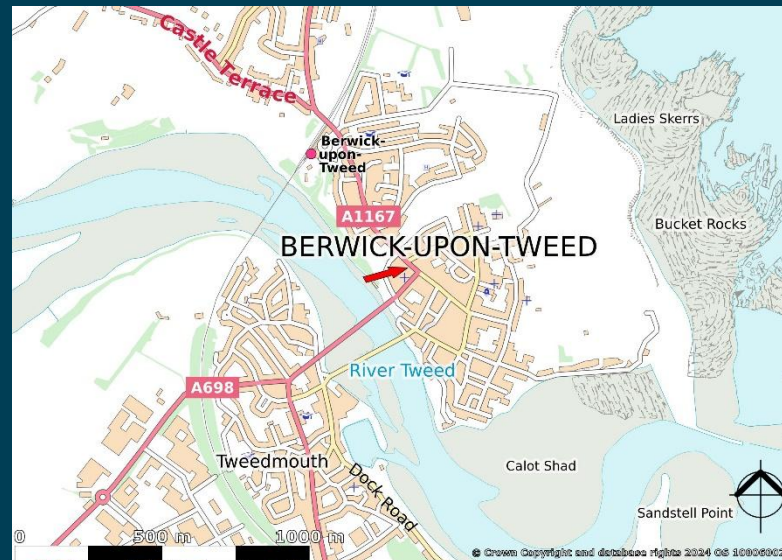
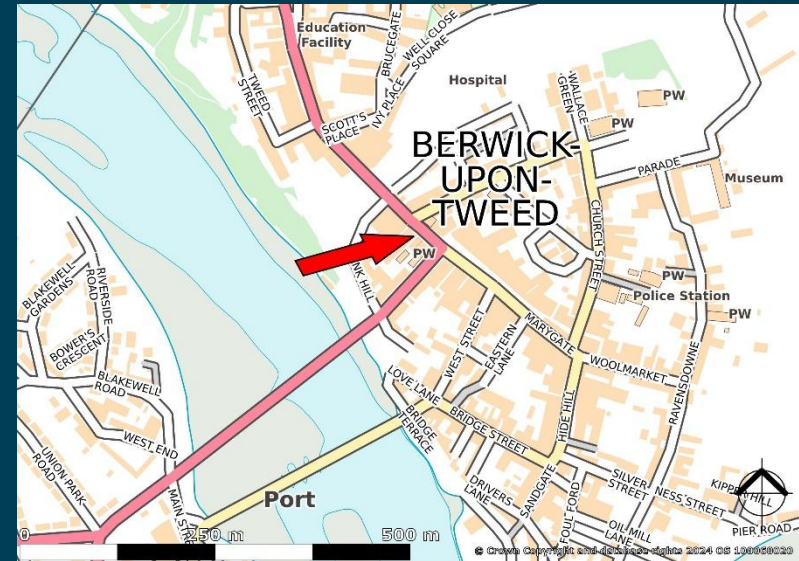
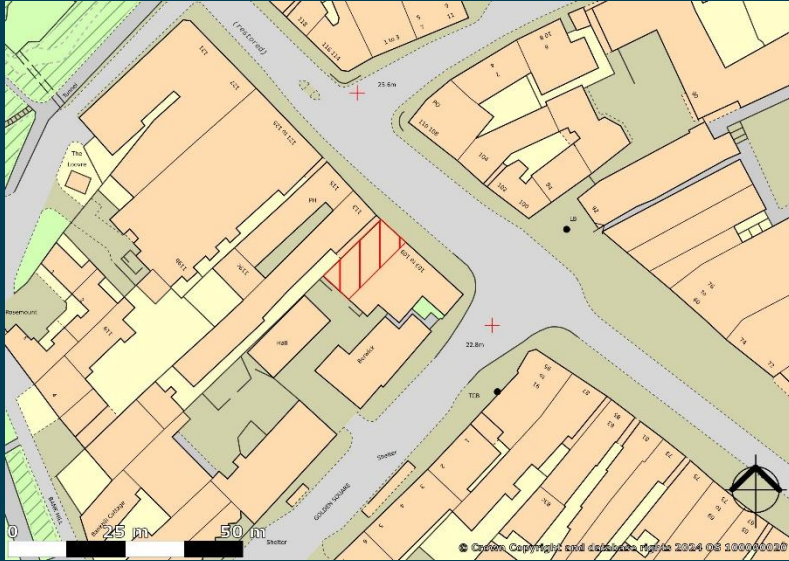
Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100

109 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

For Sale / To Let – Town Centre Retail Premises



109 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

For Sale / To Let – Town Centre Retail Premises

Energy performance certificate (EPC)

109 Marygate Berwick Upon Tweed TD15 1BH	Energy rating B	Valid until: 24 April 2034
		Certificate number: 7631-8146-6985-3130-3954

Property type: Retail/Financial and Professional Services
Total floor area: 204 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+
1-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

49 B

How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	43 B

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk