

**RETAIL PREMISES
TO LET**

GAVINBLACK
— & PARTNERS —



59 MARYGATE, BERWICK UPON TWEED, TD15 1AX

1,499 SQ FT (139.26 SQ M)

CONTACT

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LOCATION

Berwick upon Tweed is an attractive market town and a popular tourist destination situated on the A1 some 60 miles south east of Edinburgh and 68 miles north of Newcastle upon Tyne.

DESCRIPTION

The premises comprise a ground floor lock up shop on Marygate, the principal shopping street in Berwick upon Tweed.

The premises have the benefit of return frontage and are situated in a prime position close to WH Smiths, Boots and Superdrug.

The premises comprise:

| | |
|-------------------|-------------|
| External Frontage | 22'5 |
| Internal Frontage | 19'1 |
| Overall Depth | 78'5 |
| Area | 1,499 Sq Ft |
| Zone A | 382 sq ft |
| Zone B | 185 sq ft |
| Zone C | 96 sq ft |
| Remainder | 12 sq ft |
| ITZA | 675 sq ft |

Staff Room
WC Accommodation

RATEABLE VALUE

According to the Valuation Office Agency website the premises have a rateable value of £21,250. The current rate in the £ is 49.1p.

LEASE DETAILS

The premises are available to let for a term of 10 years, subject to a rent review at the fifth year, on internal repairing and insuring terms, together with a payment by way of service charge in respect of the repair, maintenance, decoration and insurance of the premises.

RENT

The initial rent to be at the rate of £25,000 per annum exclusive.

LEGAL COSTS

Both parties are to be responsible for the payment of their own costs in the transaction.

EPC

The Energy Performance rating of the property is D-90.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis and, where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the sole agent.



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.