

## 100% PRIME TOWN CENTRE RETAIL UNIT TO LET 51-53 Marygate, Berwick upon Tweed, TD15 1AX

### **LOCATION**

The premises occupy a good, central location on Marygate, the principal retail thoroughfare in the Town Centre. Adjoining retailers are **Clarks** and **Vision Express** whilst **Savers**, **Card Factory**, **Boots**, **Vodafone** and **Greggs** are all located nearby as indicated on the attached Goad extract.

### **ACCOMMODATION**

The accommodation offered is arranged on ground floor with rear ancillary storage and offers the following approximate floor areas and dimensions:-

Net Frontage	24 ft 7 ins	7.5 m
Shop Depth	42 ft 11 ins	13.1 m
Ground Floor Sales	1,095 sqft	101.7 sqm
Ground Floor Storage	275 sqft	25.6 sqm
WC Ancillary		

### **LEASE TERMS**

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed and subject to 5 yearly rent reviews, at an initial rent of **£27,500pa** excl.

### **RATEABLE VALUE**

We are verbally advised by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value:	£38,000
Rates Payable April 2015/16:	£18,743

Interested parties are advised to contact the Local Rating Authority for verification of the above.

### **PLANNING**

The property has the benefit of an A1 Use under the Town and Country Planning Act 1947 (Use Classes Order).



### **ENERGY PERFORMANCE CERTIFICATE**

A full copy of the EPC is available for inspection if required.

### **LEGAL COSTS**

Each party will bear their respective legal costs incurred in connection with the transaction.

### **VAT**

All figures quoted in these terms are exclusive of VAT where chargeable

### **VIEWING**

By prior appointment solely through @retail:-

Greg Humphreyson  
DD: 0191 280 4239  
Mob: 07854 080 712  
Email: [greg@atretail.co.uk](mailto:greg@atretail.co.uk)

Ian Angus  
DD: 0191 280 4235  
Mob: 07960 466 211  
Email: [iana@atretail.co.uk](mailto:iana@atretail.co.uk)

**Subject to Contract**

MARCH 2016





**Misrepresentation Act 1967:** ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

**Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991:** Every reasonable effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



**Cobalt Business Exchange** Cobalt Business Park, Cobalt Park Way, Newcastle upon Tyne, NE28 9NZ

T: 0191 280 4120 | E: [info@atretail.co.uk](mailto:info@atretail.co.uk) | W: [www.atretail.co.uk](http://www.atretail.co.uk)

ATF Retail Limited: Registered in England: 9196582