

# FREEHOLD SHOP FOR SALE / TO LET



## 45/47 Marygate, Berwick Upon Tweed

### Location

Berwick Upon Tweed is the most northerly town in England, lying 50 miles south east of Edinburgh and 60 miles north of Newcastle. The property occupies a prime position on Marygate which is the principal shopping thoroughfare within Berwick Upon Tweed.

Adjoining Vision Express and Mountain Warehouse, other nearby national multiple retailers include Clarks, Dorothy Perkins, Superdrug, Burton, Caffè Nero, Boots, WH Smith, Vodafone and Costa

### Description

The property is a stone built building over three floors, with sales on ground and first floor.

### Floor Areas

The net internal areas are approximately as follows:

Ground Floor Sales	2,062 sq ft	(192 sq m)
Rear Store	867 sq ft	(80 sq m)
First Floor Sales	1,024 sq ft	(95 sq m)
First Floor Store	575 sq ft	(53 sqm)
Second Floor Store	304 sq ft	(28 sq m)
Third Floor Store	298 sq ft	(28 sq m)

Gross Frontage	21ft 11ins
Internal Width	18ft 2ins
Shop Depth	131ft 5ins

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### TENURE

The property is available freehold with full vacant possession.

### SALE PRICE

Freehold price £400,000.

### LEASE

The property is also available by way of a FRI lease, terms to be agreed.

### RENT

£35,000 per annum.

### RATING

The rateable value is £38,250.

### EPC

An EPC will be available upon request.

### DATE OF ENTRY

Available for immediate occupation.

### VIEWING

All viewings are strictly by prior arrangement with the joint letting agents:

**Gunn**  
PROPERTY CONSULTANTS  
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#### IMPORTANT NOTICE

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