

OFFICE ACCOMMODATION TO LET

GAVINBLACK
— & PARTNERS —



**1-3 WEST STREET, 57-59 MARYGATE,
BERWICK UPON TWEED, TD15 1AX**

**FIRST FLOOR OFFICES
1,476 SQ FT**

CONTACT

Gavin Black
gavin@gavinblack.co.uk

184 Portland Road, Jesmond, Newcastle upon Tyne, NE2 1DJ (0191) 230 2777

LOCATION

Berwick 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.

SITUATION

The offices are situated at first floor level above retail premises at 57-59 Marygate, Berwick upon Tweed with access from 1-3 West Street.

DESCRIPTION

The premises comprise:-

Entrance Lobby	10'4" x 7'4"
Area	77 sq ft
Nigh store heater	
Main Office	19'7 x 57'3 plus 13'8 x 11' 9
Area	1,293 sq ft
7 night store heaters	
Suspended ceiling	
Inset lighting	
Door to rear lobby	4'7 x 11'3
Areas	53 sq ft
Kitchen	4'6 x 11'3
Area	53 sq ft
Stainless steel sink unit	

Electric hot water heater
Male and Female WC facilities comprising low level suite WC, wash hand basin and electric hot water heater to both.

RATEABLE VALUE

The premises are assessed for rating purposes at rateable value £5,300.
The current rate in the £ is 49.1p

LEASE DETAILS

The premises are available to let at a rent of £7,750 per annum exclusive of rates on internal repairing and insuring terms subject to a service charge contribution towards the insurance, repair, maintenance and decoration of the building and cleaning of the common parts.

LEGAL COSTS

Both parties are to bear responsibility for their own costs involved in the transaction.

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.

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.

VIEWING

Strictly by appointment with the Agents.

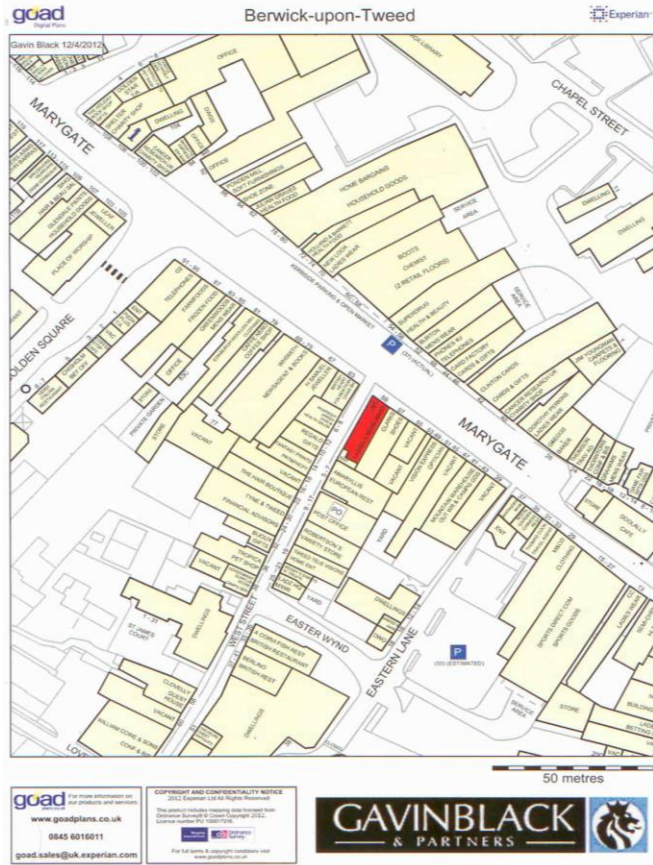
EPC

We attach a summary sheet from the Energy Performance Certificate Report. Full details of which can be supplied by the Agent.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

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Energy Performance Certificate

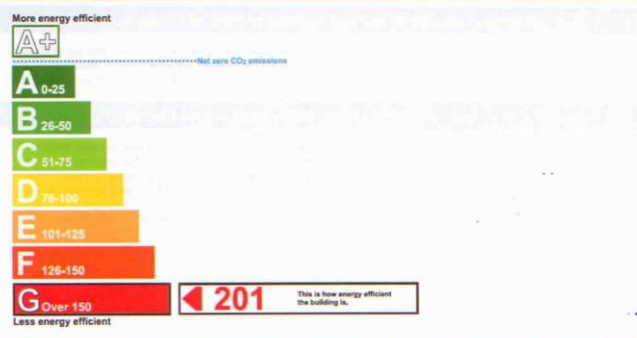
Non-Domestic Building

Fuel Card Express
 1-3 West Street
 BERWICK-UPON-TWEED
 TD15 1AS

Certificate Reference Number:
 0394-0419-0630-3000-8203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information		Benchmarks
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have rating as follows: 41 If newly built 110 If typical of the existing stock
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m ²):	157	
Building complexity (NOS level):	3	
Building emission rate (kgCO ₂ /m ²):	97.53	

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Disclaimer: Gavin Black & Partners, their clients and any joint agents give notice that; 1). They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Gavin Black & Partners have not tested any services, equipment or facilities. Purchasers or prospective tenants must satisfy themselves by inspection or otherwise.