

# To Let

## Offices

23-33 Woolmarket  
Berwick-upon-Tweed  
Northumberland  
TD15 1DH

Edwin  
Thompson



- Well presented offices
- Town centre position
- Highly flexible accommodation suited to range of office (A2) uses
- Net Internal Area 144.55 sq m (1,555 sq ft)

Rental offers over £6,000 per annum are invited

Ref: BL-1049



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## General Information

23-33 Woolmarket is located within the historic town of Berwick-upon-Tweed (population 14,000), north Northumberland which is situated approximately equi-distant between Edinburgh to the north and Newcastle-Upon-Tyne to the south (65 miles each way). The town is served by both the A1 trunk road and the main line east coast railway network providing regular access to Edinburgh and Newcastle-upon-Tweed (approximately 45 minutes) and London (approximately 3 and a half hours).

Although not a large town, Berwick-upon-Tweed is regarded as a principle market town serving north Northumberland and the eastern Scottish Borders. As a result, the town effectively has a catchment population of around 42,000.

Modern Berwick-upon-Tweed is an attractive coastal town which offers a range of retail, leisure and banking services. It also benefits from being a significant tourist destination particularly in the summer months when the population is reported to effectively double.

More precisely the subjects are situated just to the east of the town centre. Within the immediate locality commercial occupiers include the Royal Mail Delivery Office, Fords Bakery, Post Office (sorting offices), Borderline Tattoo Studio, Bon Appetite café, Becky's Café, Dempsters Optometrists, Subway Sandwich shop and The Vinery Cafe.

## Description

First floor offices which have been refurbished in recent years, providing the following accommodation:

Ground Floor: Entrance vestibule with stairs to first floor level.

First Floor: Landing; General office with two offices/meeting rooms off; east hall, office, store room, kitchen and two wcs.

## Areas

Description	Sq M	Sq Ft
Net Internal Area	144.55	1,555

## Services

All mains services are understood to be connected. Gas fired central heating.

## Rateable Value

£6,000

Under the small business rate relief scheme (SBRR) the premises may be eligible for up to 100% rates relief. Effective from 1<sup>st</sup> April 2017 the threshold for 100% rates relief is understood to cover units with a rateable value of up to £12,000.

## Lease Terms

Available on flexible terms by way of a new Full Repairing and Insuring lease.

In the normal manner, the in-going tenant will be liable for any stamp duty, registration dues and VAT thereon.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## Entry

On the conclusion of legal documentation of the lease

## VAT

Unless otherwise stated the prices quoted are exclusive of VAT. VAT will be payable at the prevailing rate.

## Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors  
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Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Newcastle  
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## IMPORTANT NOTICE

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- The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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