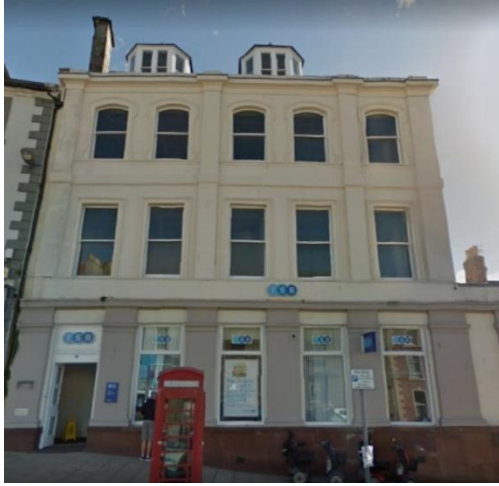


On the Instruction of TSB Bank

FREEHOLD FOR SALE

47 Hide Hill, Berwick-Upon-Tweed, Northumberland,
TD15 1EQ



Key Features

- Freehold Property
- Additional staff facilities
- Suitable for residential conversion (STP)

Viewing

By appointment via this office:

James Scott

t: +44 113 394 8883

e: james.scott3@cbre.com

Nik McCarthy

t: +44 113 394 8855

e: nik.mccarthy@cbre.com

CBRE Limited

6th Floor

Toronto Square

Leeds

LS1 2HJ

www.cbre.co.uk/retail

Date of Issue 02/03/2021

Location

Berwick-Upon-Tweed is a popular town in the county of Northumberland, located just 2.5 miles south of the Scottish Border. Berwick is approximately 56 miles south east of Edinburgh and 65 miles North of Newcastle upon Tyne, with strong connection links, being situated 1.5 miles from the A1. The subject premises occupy a prominent position on Hide Hill, close to the water front and Berwick Bridge.

Description

This property is built over ground floor, first floor, second floor and third floor. The ground floor comprises a main sales area, meeting rooms and staff accommodation. While the first, second and third floors include staff accommodation / offices, internal storage and staff toilets. The bank have sought initial planning advice in respect of conversion of the upper floors, which indicates that residential use should be achievable (STP).

Accommodation

Ground Floor	164.44 sq m	1,770 sq ft
First Floor	94.67sq m	1,019 sq ft
Second Floor	94.85 sq m	1,021 sq ft
Third Floor	70.79 sq m	762 sq ft

Total Floor Area **424.75 sq m** **4,572 sq ft**

Planning

This property currently benefits from A2 (E) use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in the region of **£425,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £13,750. The UBR for 2020/2021 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

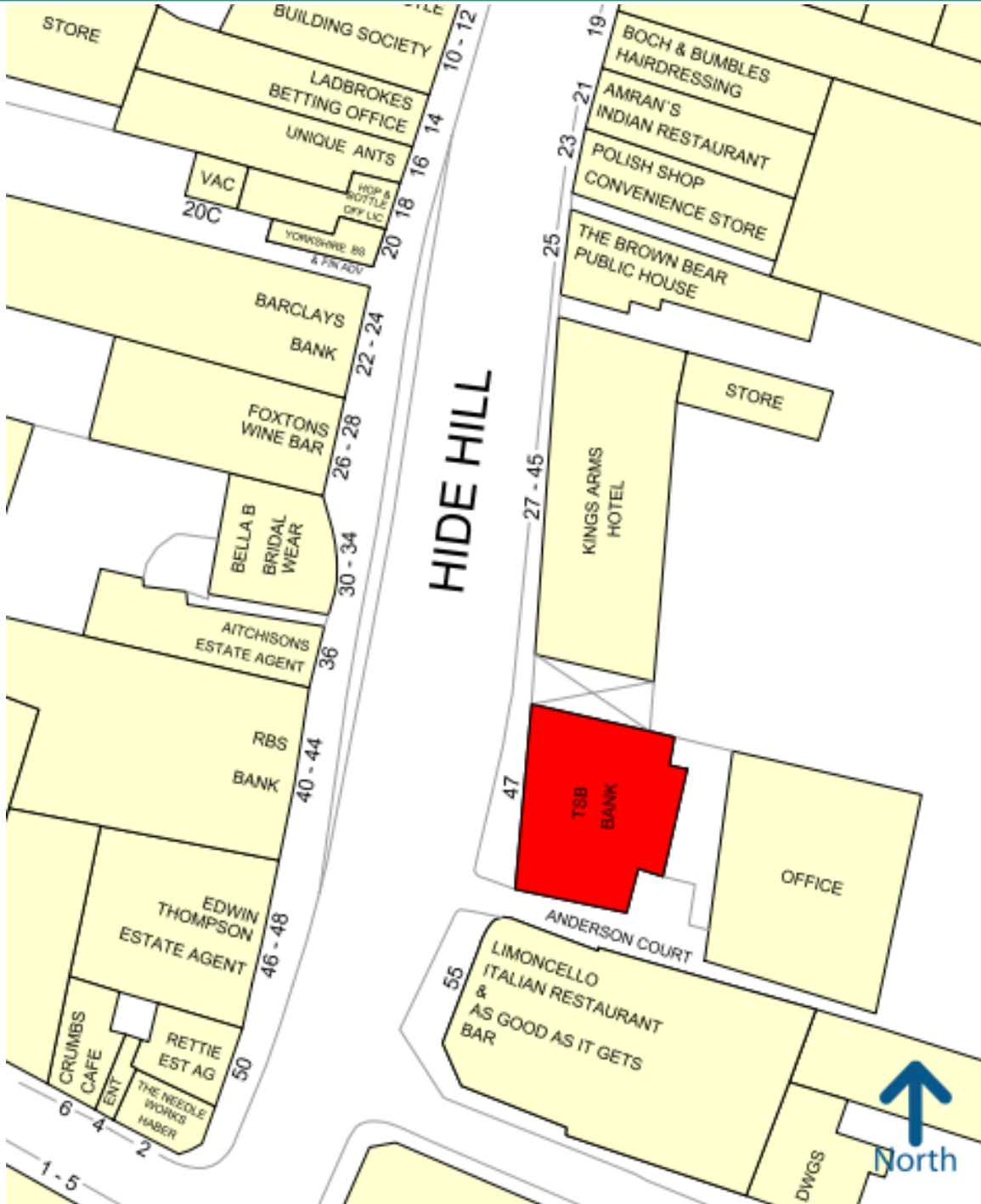
EPC

The property currently has an "F" energy rating. Further details are available upon request.

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Not to scale.

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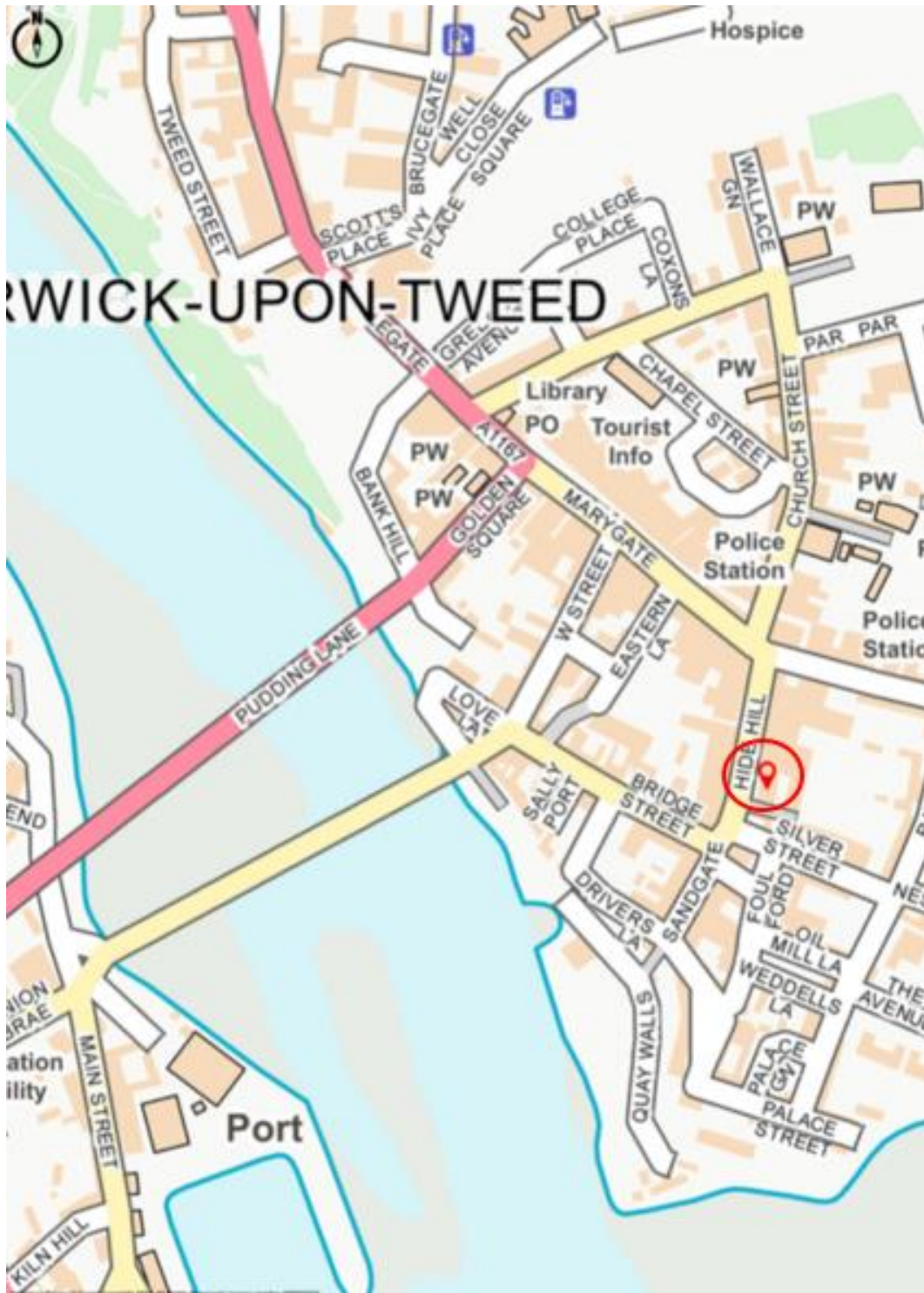
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Proximity to the Sea



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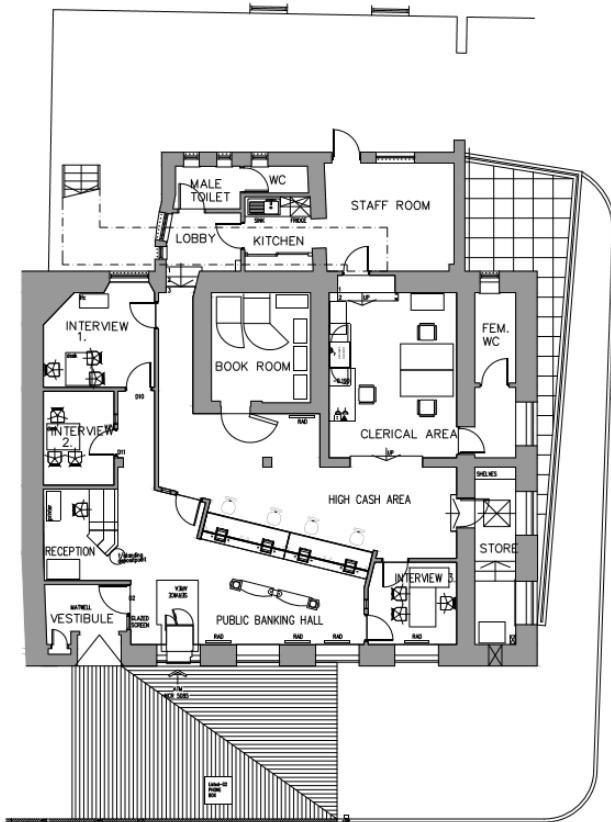
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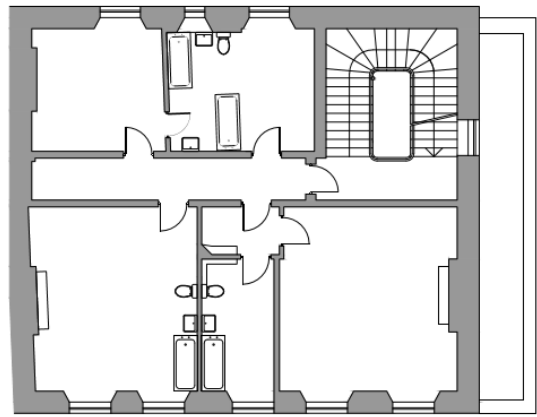
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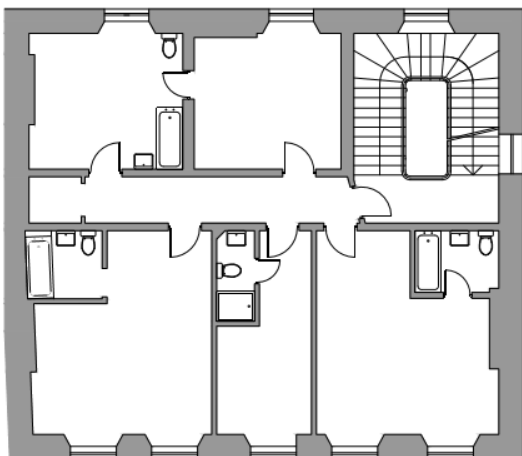
Floor Plans



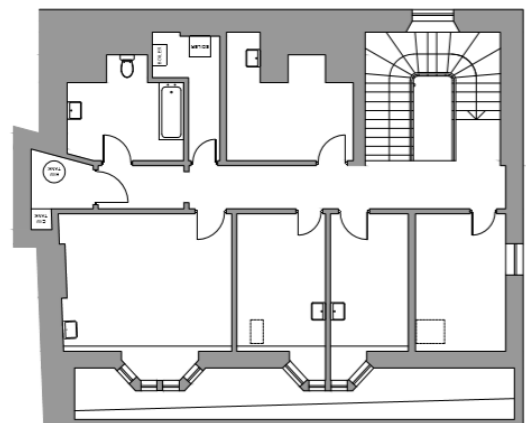
GROUND FLOOR (BANK)



FIRST FLOOR



SECOND FLOOR



PROPOSED THIRD FLOOR

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