

PRIME SHOP FOR SALE

22 MARYGATE BERWICK UPON TWEED

LOCATION

Berwick upon Tweed adjoins the A1, midway between Newcastle upon Tyne and Edinburgh, on the main railway line between the two Cities.

The town has a thriving tourist trade and a large catchment area.

SITUATION

The property is located in the prime retailing area of the town, adjoining Thomson Travel and close to Greggs, Costa Coffee and Card Factory.

The shop is indicated on the attached plan.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

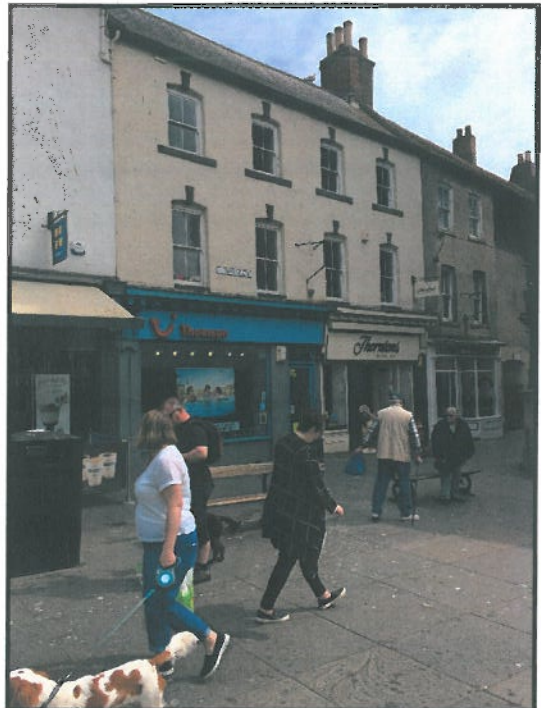
Gross Frontage	4.70 sq.m.	15'5"
Internal Width	4.21 sq.m.	13'10"
Shop Depth	18.28 sq.m.	60'0"
GF Sales	58.53 sq.m.	630 sq.ft.
FF Store/Staff	40.78 sq.m.	439 sq.ft.
SF	14.68 sq.m.	158 sq.ft.

TENANCY

The previous tenants, Thorntons, are in occupation under the terms of a contracted out Lease for a term of 2 years from 31st January 2017 paying no rent but being responsible for insurance, rates and repairs to the property. The agreement can be terminated with 6 weeks notice.

PRICE

Offers are invited in the region of £125,000 subject to contract for the freehold interest of the above mentioned property subject to the present tenancy.



RATES

We understand the property is assessed as follows:-

Rateable Value	£13,250
Approx. Rates Payable	£ 6,175

ENERGY PERFORMANCE CERTIFICATE

Awaited.

VAT

The sale price will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By appointment with the sole agents Brackenridge Hanson Tate:-

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

SUBJECT TO CONTRACT
Details prepared: Jan 2018

address. 6 Lisbon Square, Leeds, LS1 4LY
tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com



50 metres

Experian Goad Plan Created: 20/03/2017
Created By: Brackenridge Hanson Tate

