

# PRIME SHOP TO LET

## 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:-

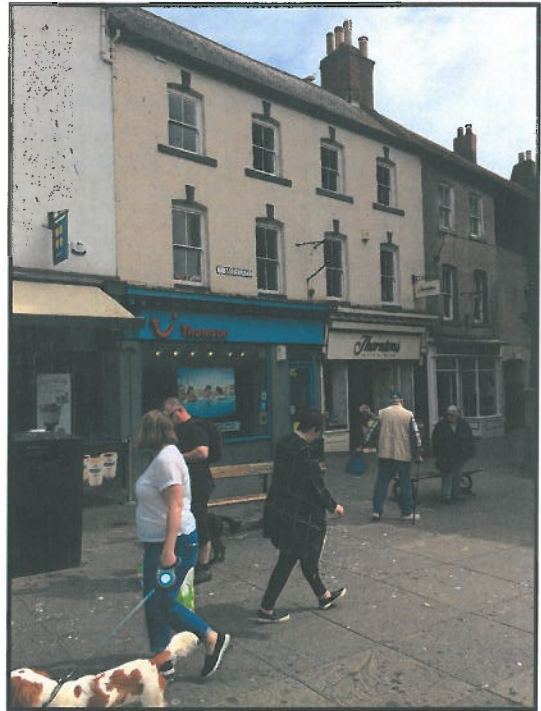
Gross Frontage	4.70 sq.m.	15'5"
Internal Width	4.21 sq.m.	13'10"
Shop Depth	18.28 sq.m.	60'0"
GF Sales	58.53 sq.m.	630 sq.ft.
FF Store/Staff	40.78 sq.m.	439 sq.ft.
SF	14.68 sq.m.	158 sq.ft.

### LEASE

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated, subject to five yearly rent reviews.

### RENTAL

Offers in the region of **£12,750 per annum exclusive**.



### RATES

From 1<sup>st</sup> April 2017, we understand the property will be assessed as follows:-

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

### ENERGY PERFORMANCE CERTIFICATE

Awaited.

### VAT

All prices and rents quoted are exclusive of, but may 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](mailto:robin@bht.uk.com)

**SUBJECT TO CONTRACT**  
Details prepared: 20<sup>th</sup> March 2017

**address.** 6 Lisbon Square, Leeds, LS1 4LY

**tel.** 0113 244 9020 **fax.** 0113 244 1104 **web.** [www.bht.uk.com](http://www.bht.uk.com)



50 metres

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

