

# TO LET – Rental Reduced!!

## Extensive Retail Premises suitable for a variety of uses

### 119-125 Marygate Berwick upon Tweed TD15 1BH



#### LOCATION

The property is situated in a main street position with nearby occupiers including Specsavers, Berwick Framing & Gallery and Lime Shoe Company. The site is highly visible as it sits just off the roundabout access to Walkergate and is also close to the junction with Golden Square.

#### ACCOMMODATION

The property provides a ground floor retail unit which is relatively open plan and provides extensive sales space. To the rear of the ground floor there is a double door access to a rear yard which has a shared vehicular access with a neighbouring residential property. There is currently a stock room and large cold store at the rear of the ground floor sales space and a staircase here leads up to additional stores at 1<sup>st</sup> floor together with a staffroom and wc's plus changing facilities. There is potential to enlarge the ground floor sales space by the removal of the wall to the rear dividing the sales and storage space. Floor areas are currently as follows:

<b>Ground Floor Existing sales</b>	<b>353 sqm (3,800sqft)</b>
<b>Ground floor stores incl. cold store</b>	<b>156 sqm (1,676sqft)</b>
<b>First floor store</b>	<b>64 sqm (692sqft)</b>
<b>First floor staffroom</b>	<b>15 sqm (157sqft)</b>

#### BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £50,500 from 1<sup>st</sup> April 2023. The current Uniform Business Rate is 0.499p in the £ making rates payable £25,200. Interested parties should verify this rating information with the local rating authority directly.

#### ENERGY PERFORMANCE

The current assessment to October 2023 is B - 45

#### TERMS OF OFFER

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

**Rental offers** are invited in the order of £35,000 per annum for the ground and 1<sup>st</sup> floor demises.

#### PLANNING

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses including restaurant.

#### LEGAL COSTS

Each party is to bear their own costs. Should a lease be issued, then the landlord reserves the right to request an undertaking for costs prior to lease issue should the prospective leaseholder withdraw from the transaction once solicitors have been instructed.

#### VAT

All figures within these terms are exclusive of VAT where chargeable.

SEPTEMBER 2025

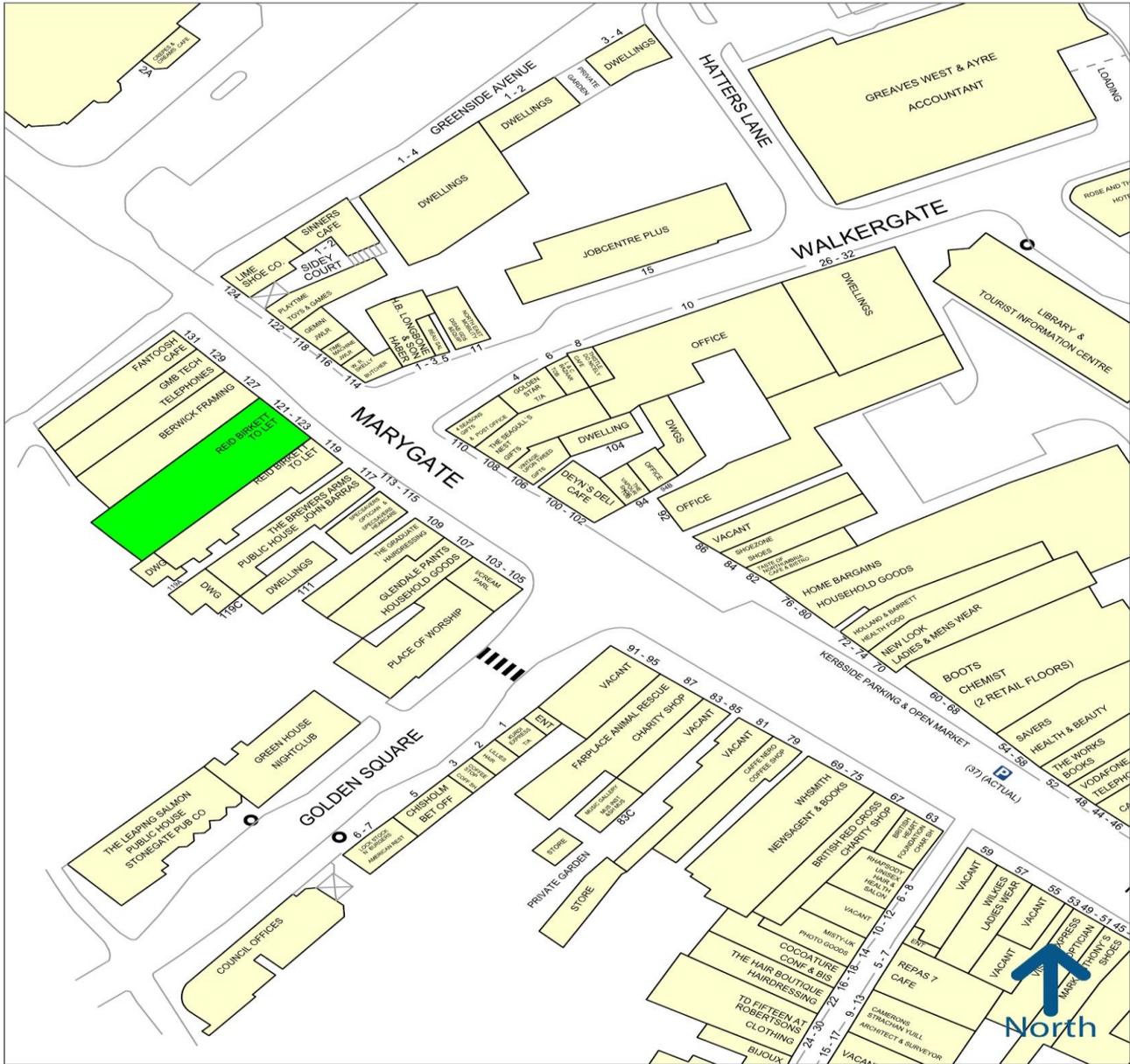
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Berwick-upon-Tweed



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