

# TO LET on new lease

## Fitted beauty and hair salon

### 119 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 provides a front sales and rear sales area which is separated by a change in level (3 steps). The raised level leads through to a kitchen/staff area & stores, a WC facility and a rear office. The property has a side access towards the rear of the building along a shared ginnel.

The premises are fitted out as a beauty salon. Floor areas are as follows:

<b>Ground Floor sales</b>	<b>81 sqm (873 sqft)</b>
<b>Ground floor staff &amp; stores</b>	<b>19 sqm (207 sqft)</b>
<b>Rear office</b>	<b>14 sqm (151 sqft)</b>

#### BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £14,000 from 1<sup>st</sup> April 2026. The current Uniform Business Rate is 0.432p in the £ making the rates payable £6,048. Interested parties should verify this rating information with the local rating authority directly.

#### ENERGY PERFORMANCE

The property has a rating of **B46**

#### 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 £10,000 per annum.

A premium of £6,500 is required for the fixtures and fittings. These items are property of the current occupier and not the landlord.

#### PLANNING

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

#### LEGAL COSTS

Each party is to bear their own legal costs. The landlord reserves the right to request an undertaking for costs prior to lease issue to cover off abortive costs 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.

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