

Central Location | LARGE OFFICE UNIT
FIRST FLOOR UNIT ABOVE SAVERS | Very Busy Street



FIRST FLOOR OFFICE UNIT IN MARYGATE, BERWICK UPON TWEED
54-58 (First Floor) Marygate, Berwick Upon Tweed, TD15 1BN

- + £845 per calendar month (£10,140pa)
- + Total area 1289sqft (119.7sqm) approx
- + Prominent position with high footfall
- + Ideal for use as hairdressers / beauty or offices.
- + Nearby retailers include, Vodafone, Boots, Card Factory, Clarks, WHSmiths, New Look, Holland & Barrett and many others.
- + Bus Stop outside property



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk

Location

Berwick upon Tweed is an historic market town situated in the County of Northumberland. It lies approximately 64 miles (103 Kilometres) north of Newcastle upon Tyne and 56 miles (90 Kilometres) south east of Edinburgh. The town benefits from excellent transport links being situated on both the A1 which is the main road linking London to Edinburgh and the East Coast main line, the main rail link between the two cities. Travel times to both Newcastle and Edinburgh are just over 1 hour with train times of circa 40/45 minutes.

Description

The property is situated in 100% prime pitch on the northern side of Marygate, Berwick's main high street and thoroughfare. The pitch also benefits from a wide pavement allowing pedestrian flow, market stalls and seating. Nearby occupiers include Vodafone, Boots, Card Factory, Clarks, WHSmiths, New Look, Holland & Barrett, Café Nero and many others.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

First Office:	106.8sqm (1150sqft) approx
First Office:	12.9sqm (139sqft) approx
Total Area:	119.7sqm (1289sqft) approx

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £10,140 per annum exclusive.

Business Rates

We estimate once split the current rating assessment will be as follows: Shop & Premises £2,025.00

The business may be eligible for small business rate relief. For further information please contact Berwick-upon-tweed Town Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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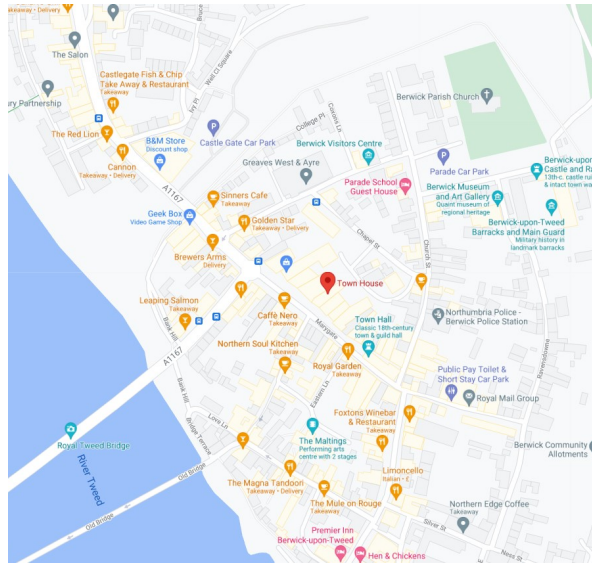


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