



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Shop Unit

39 Marygate
Berwick Upon Tweed TD15 1AX



LOCATION

Berwick Upon Tweed is located on the A1 midway between Newcastle Upon Tyne and Edinburgh and is the principal town in the east of the Borders benefiting from excellent rail links on the East Coast Mainline and road links north, south and west towards Kelso and Galashiels. The town is a busy commercial centre and tourist destination having a resident population of circa 12,000 persons, together with a large catchment as the town benefits from being the principal shopping destination within the Region.

The property is located in a prominent position on the north side of Marygate, the prime retail pitch within the town centre. Surrounding occupiers include **Costa, Card Factory, New Look, Burton, Superdrug, Mountain Warehouse** and **Greggs**.

ACCOMMODATION

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

Ground Floor Sales	668 sq ft	(62.14 sq m)
Ground Floor Ancillary	272 sq ft	(25.36 sq m)
Total	940 sq ft	(87.50 sq m)

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers in the region of **£25,000 per annum** are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£17,750**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£8,272**.

The subjects may be eligible for 25% rates relief through the Small Business Bonus Scheme, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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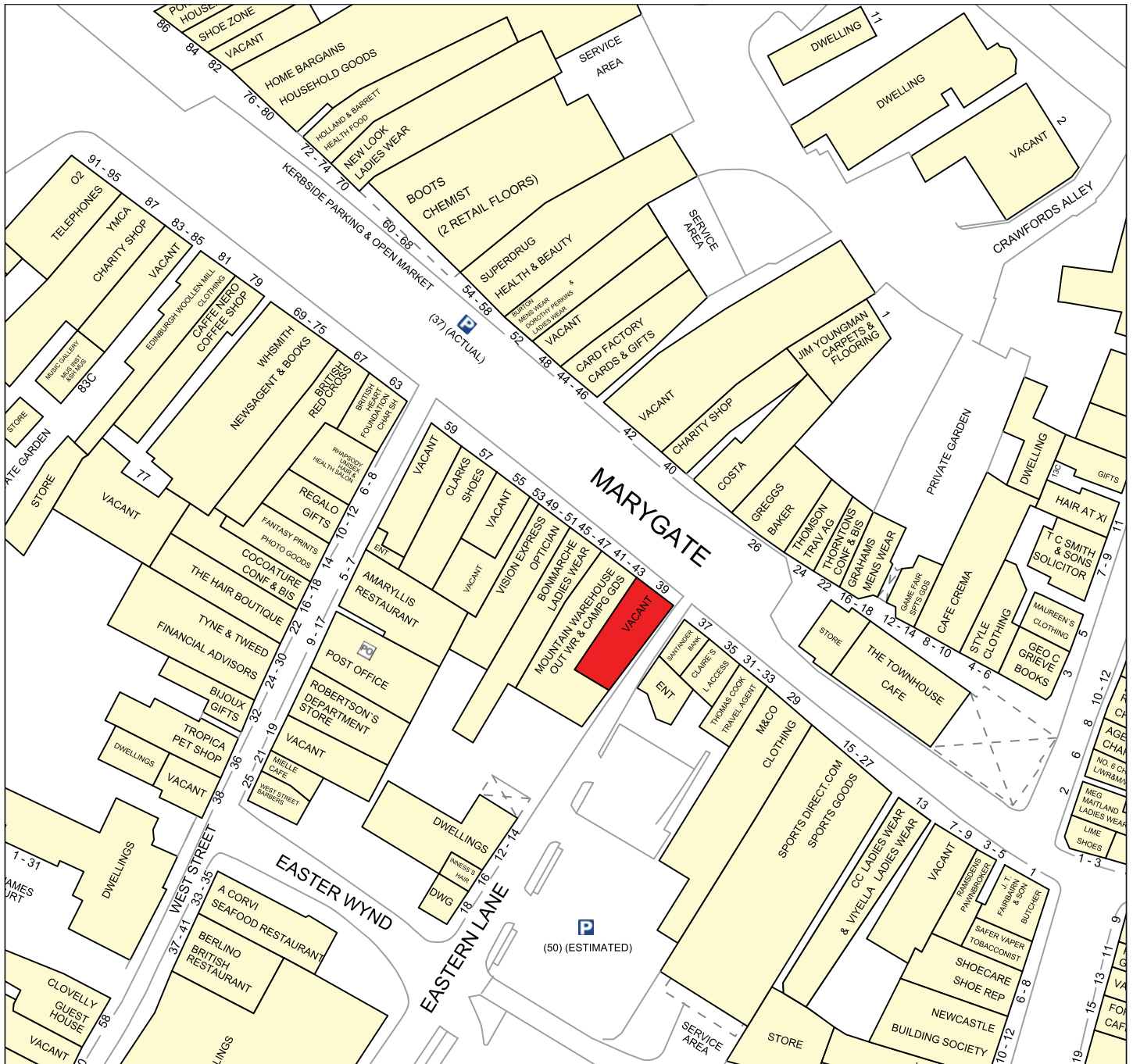
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