

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2093



North East Commercial  
Property & Business Agents

## LICENSED FOOD & DRINK OPPORTUNITY

8 - 10 Marygate,  
Berwick upon Tweed TD15 1BN



Sales Particulars

- Turn-key food and drink opportunity.
- Located in the heart of the town.
- Extensive ground floor space.
- Licensed for 30 persons.
- Additional pavement licence.
- Ideal for owner operator.
- Fully fitted and equipped for the trade.
- **FREEHOLD OFFERS OVER £120,000.**

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**Location**

The business is located on Marygate, which is the main road running through the town centre, and adjacent to Berwick Guildhall. Berwick is the northern most town in England and lies 55 miles south east of Edinburgh and 65 miles north of Newcastle upon Tyne.

Easily accessible by road and rail, the town is becoming more and more popular as a base for tourists. Bamburgh and the historic Northumberland Coast sits less than 10 miles away to the south and the Cheviot Hills and Lothian Coast are within easy driving distance.

**Business Opportunity**

This Grade 2 listed property was acquired in 2023 and refurbished throughout by the current owner with plans to open as a licensed coffee shop during the day and as a small plates Tapas bar in the evenings. The premises are licensed for 30 persons.

Unfortunately, personal circumstances have prevented the business from opening and the opportunity is now available as a fully fitted and equipped property.

The premises are configured to provide a bar and service space at the entrance with tables, chairs and bench seating adjacent. To the rear of the unit there is a split level dining area with 10 covers set out with tables and chairs. There is also a well-equipped kitchen space and separate ladies and gents toilets plus some storage.

Viewing is strongly recommended to fully appreciate the scope and location of this opportunity.

**Premises**

Comprises the ground floor of a mid-terrace property;

**Ground Floor**

<b>Bar / Seating Area</b>	33 m <sup>2</sup>	350 ft <sup>2</sup>
<b>Dining Area</b>	20 m <sup>2</sup>	230 ft <sup>2</sup>
<b>Kitchen</b>	18 m <sup>2</sup>	200 ft <sup>2</sup>
<b>Gents Toilets</b>		
<b>Ladies Toilets</b>		



**Trading Hours**

Licensed to trade from 11am to 11pm

**Fixtures & Fittings**

A full inventory would be made available prior to an exchange of contracts.

**Rates**

The premises are assessed as follows:  
Rateable Value £6,900  
Rates free incentives subject to status.

**EPC**

Rating C.

**Money Laundering Regulations**

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

