

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1852



North East Commercial  
Property & Business Agents

## RETAIL UNIT TO LET

1 - 3 Walkergate,  
Berwick upon Tweed TD15 1DB



- Grade II Listed property.
- Former furniture store.
- Located in the heart of the town.
- Retail space circa 2,200 sq.ft. (205 sq.m.).
- Suitable for a variety of uses.
- New lease available.
- RENT £15,000 per annum.

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Sales Particulars

## Location

The business is located on Walkergate which is just off Marygate, the main road running through the town centre. Berwick upon Tweed is the northern most town in England and lies 55 miles south east of Edinburgh and 65 miles north of Newcastle upon Tyne with excellent road access via the A1.

With mainline rail services to London, and the A1 access, the town is becoming a more and more popular address. Bamburgh and the historic Northumberland Coast sits less than 10 miles to the South so it is easy to understand the appeal of this location.

## Premises

Comprises a three-storey mid terrace Grade 2 listed property. The retail premises are laid out over the ground and first floor with an office and admin facility on the third floor

There is also attic space that can be used for additional storage.

### Ground Floor

**Retail** 114 m<sup>2</sup> 1,225 ft<sup>2</sup>  
**W.C.**

### First Floor

**Retail** 90 m<sup>2</sup> 970 ft<sup>2</sup>

### Second Floor

**Office** 15 m<sup>2</sup> 160 ft<sup>2</sup>



## Rates

The premises are assessed from April 2023 at;  
Rateable Value £14,250  
Rates free incentives subject to status.

## Tenure

A new FRI lease will be offered at a rent of £15,000 per annum. The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease. Full terms to be agreed.

## 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