

TO LET

PUBLIC HOUSE PREMISES

Located in Berwick-Upon-Tweed

Offers over £35,000 per annum

Sizes available from 433.03 SQM
(4,661 SQFT)

Flexible lease terms available

Benefits from excellent transport links

Arranged over Ground, First, Attic &
Basement floors

High levels of pedestrian and
vehicular passing traffic

Rear leasehold opportunity in the
heart of the town centre



WHAT 3 WORDS



115 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH

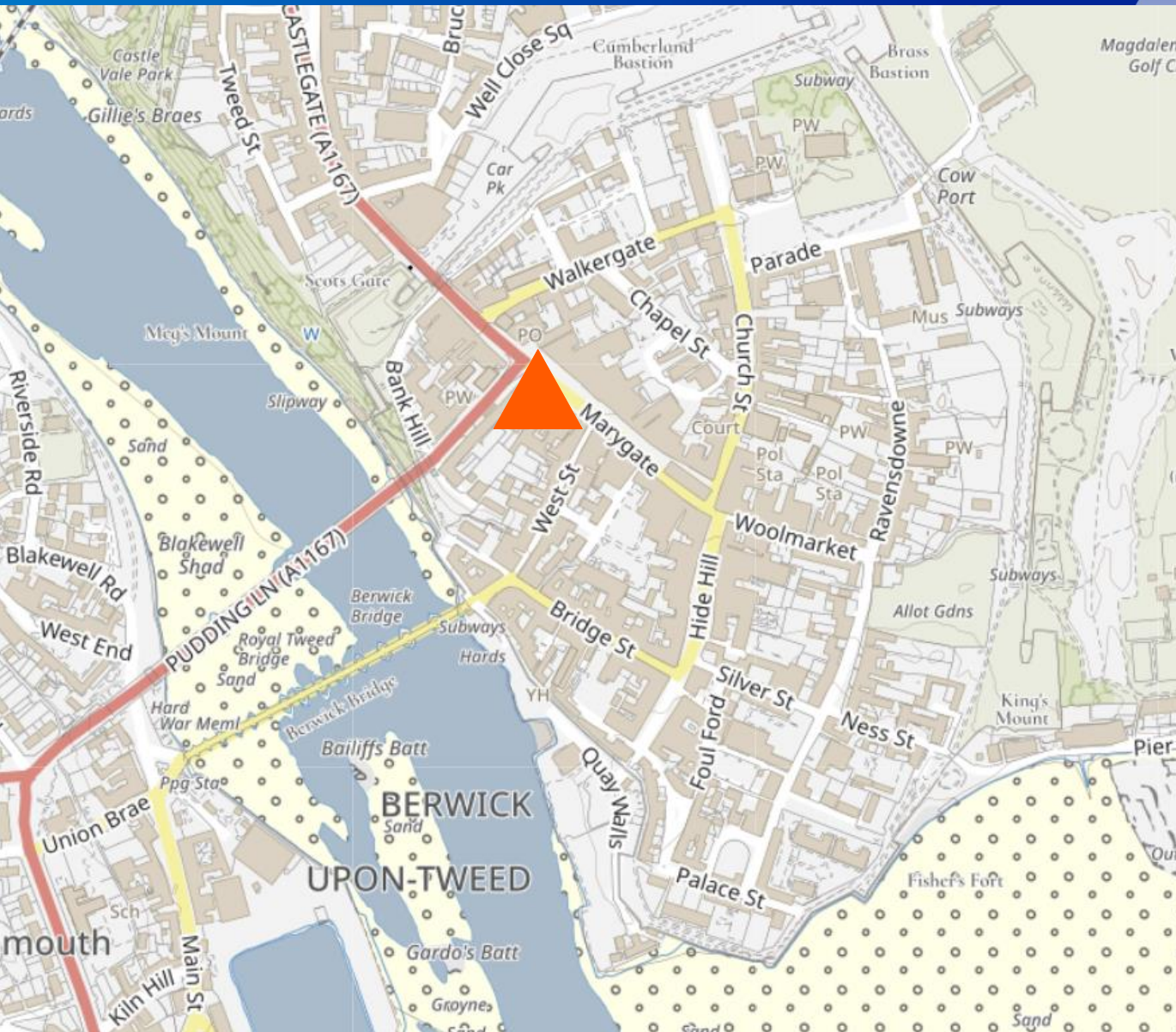
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Location

115 MARYGATE, BERWICK-UPON-TWEED, TD15 1BH



Location

Berwick Upon Tweed is situated in close proximity to the Scotland/England Border in Northumberland on the shores of the North Sea. Berwick-upon-Tweed has a population of approximately 11,500 & is situated equidistant between Edinburgh to the north and Newcastle-upon-Tyne to the south. The town has excellent transport links via the A1 trunk road and the mainline East Coast railway network. The railway provides regular services to Edinburgh and Newcastle-upon-Tyne (approximately 45 minutes) and a direct 3.5-hour route to London.

The subjects are situated in the heart of Berwick-upon-Tweed town centre on Marygate, the main commercial thoroughfare. The town benefits from an active commercial harbour & is considered the principal market town serving north Northumberland and the east of the Scottish Borders given its offering of extensive retail, leisure and banking facilities. The town has an influx of seasonal tourism visitors with the most popular months being during the summer.



**Former Public House premises
in Berwick-Upon-Tweed**



Description

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Description

The property is arranged over the ground, first, attic & basement floors of a 3 storey & basement stone-built mid terraced property. The subjects comprise a former public house with guest accommodation.

There is a public house on the ground floor comprising a bar, seating area accommodating approximately 50 covers, pool area, staff room & a disabled WC facility. The basement comprises a cellar. There are two stairwells providing access to the first floor. The front half of the first floor comprises a commercial kitchen, dumbwaiter, CCTV room, stores & numerous male & female WC facilities. The rear half of the first floor and attic comprises staff accommodation with a kitchen, living room, bathroom, boiler room and store, with 2 double bedrooms at attic level. There is an outdoor smoking/ seating area at the rear of the property accessible via the rear fire exit on the ground floor. The property provides a rear leasehold opportunity in the heart of Berwick-Upon-Tweed.

Accommodation

	m ²	ft ²
Public House	210.43	2,265
1st Floor (commercial facilities)	88.88	957
1st Floor (accommodation)	54.67	588
Attic (accommodation)	23.65	255
Basement	55.40	596
TOTAL	433.03	4,661

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed.

Rent

Offers over £35,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £45,500.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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