TO LET

41 Marygate
Berwick-Upon-Tweed TD15 1AX



Prominent Retail Unit - To Let

Ground Floor (Sales): 1,833 sq ft

Rent: £20,000 per annum

Location
Berwick-Upon-Tweed is a popular town located in Northumberland in the north of England. It sits half way between Edinburgh and Newcastle-Upon-Tyne, with approximately 60 miles of distance to each city. The town benefits from excellent access via the A1. Berwick-Upon-Tweed has a significant tourism sector, with the resident population reported to double during the peak season. The town has a resident population of approximately 13,170.

The subject property occupies an ideal position on the south side of Marygate. Nearby occupiers include Vision Express, Costa Coffee, Greggs, Ladbrokes, Card Factory and Sports Direct.

Accommodation
The subjects are arranged over ground floor level and comprise the following approximate net internal areas:

Ground Floor (Sales):	1,833 sq ft / 170.35 sqm
Ground Floor (Storage):	489 sq ft / 45.45 sqm

Lease
The subjects are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent
Offers the region of £20,000 pa are invited.

Rates
Rateable Value: £24,500
UBR (2026/27): £0.432
Rates Payable: £10,584 pa

Planning / EPC
The premises currently benefit from Class 1A consent. An EPC report is available on request.

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

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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