



**TO LET**

**Ground and First Floor, 57 Marygate, Berwick upon Tweed, TD15 1AX**

**Naylors**   
**Gavin Black**  
Commercial Property People

- **2,374 sq ft**
- **Return Frontage**
- **Prime Position**
- **£18,500 per annum**

## Location

Berwick upon Tweed is an attractive market town and a popular tourist destination situated on the A1 some 60 miles south east of Edinburgh and 68 miles north of Newcastle upon Tyne.

## Description

The premises comprise a ground floor retail shop with first floor storage office and staff facilities.

The premises have the benefit of return frontage and are situated in a prime position close to WH Smiths, Ladbroke's and Mountain Warehouse.

The premises comprise:

<i>Ground Floor</i>	Ft	Area Sq ft
<b>Front Shop</b>	19.9 x 59	1,174
Aluminium shop front Double doors Suspended ceiling LED Lighting Two ceiling mounted Daikin blower heaters Thermoscreen heater over entry towards entrance doors		
<b>Door to dressing Room Area</b>	4.9 x 7	34
<b>Rear Lobby</b>	9.8 x 9.9	97
Night store heater Access to ground floor storage		
Double doors to fire exit		
<b>Office</b>	9.3 x 5.4	50
No Natural light		
<b>W.c facilities</b>		
Lower level suite Wash hand basin		

Stairs to first floor		
<i>First Floor</i>		
<b>Front Office</b>	7.6 x average by 17	129
Night storage heater		
<b>Staff Room</b>	12 x 16.9	203
Night Store heater Floor and wall units		
<b>Inner Office</b>	20.4 x 35.1 Less 11.6 x 4.2	667
Night Store heater No natural light		
Door to rear fire exit and storage area		
<b>Storage</b>	4.3 x 4.7	20

Zone A	398 ft <sup>2</sup>
Zone B	199
Zone C	99
Remainder	12
ITZA	709



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## Service Charge

A service charge is payable in respect of the insurance and maintenance of the building and common areas.

## Rent

The initial rent to be at the rate of £17,000 per annum exclusive.

## Lease Details

The premises are available to let by way of an effective full repairing and insuring lease by way of service charge contribution.

A lease is available for a term of 3, 5 or 10 years.

## Rating

According to the Valuation Office Agency website the premises have a rateable value of £26,250 (Rating 2017). As of the 1<sup>st</sup> April 2023 the new rateable value will be £21,000.

## Legal Costs

Each party to be responsible for their own legal costs in connection with the preparation of a new lease.

## Code of Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## EPC

The Energy Performance rating of the property is C57.

## Viewing

For further information please contact:

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