

# To Let

## Two Storey Retail Premises suitable for a variety of uses

### 73/75 Marygate Berwick upon Tweed TD15 1BA



#### LOCATION

The property is situated in a prime main street position in Berwick upon Tweed which is a busy border town popular with locals, tourists and holidaymakers. The focus for retailing in the town is Marygate where nearby occupiers include Caffè Nero, Boots, Savers, The Works together with a host of local retailers.

#### ACCOMMODATION

The property provides a ground floor retail unit which is open plan and provides extensive sales space. To the rear of the ground floor there is access to the first floor accommodation which comprises of a staffroom, office and WC facilities. A fire escape leads down to the rear yard which contains two outbuildings. There is a loading bay/ taxi rank in front of the property. The site has a side alley access point which leads through to the rear of the building. The premises do require refurbishment and the ground floor requires a total refit.

Floor areas are as follows:

<b>Ground floor sales</b>	<b>94.5 sqm (1,017 sqft)</b>
<b>Rear outbuildings &amp; yard</b>	<b>102.0 sqm (1,097 sqft)</b>
<b>1st floor stores/staff &amp; WC's GIA</b>	<b>85.0 sqm ( 915 sqft)</b>

#### BUSINESS RATES

The premises were formerly amalgamated with the adjoining property and have not yet been separately assessed- Interested parties should verify this rating information with the local rating authority directly.

#### ENERGY PERFORMANCE

A new EPC is awaited.

#### TERMS OF OFFER

The premises are available on a new lease at an initial rental of £20,000 per annum exclusive..

#### PLANNING

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses.

#### LEGAL COSTS & ANTI MONEY LAUNDERING REGULATIONS

Each party is to bear their own costs incurred in documenting the sale. Anyone making an offer will be required to provide identity information.

#### VAT

All figures within these terms are exclusive of VAT where chargeable.

OCTOBER 2025

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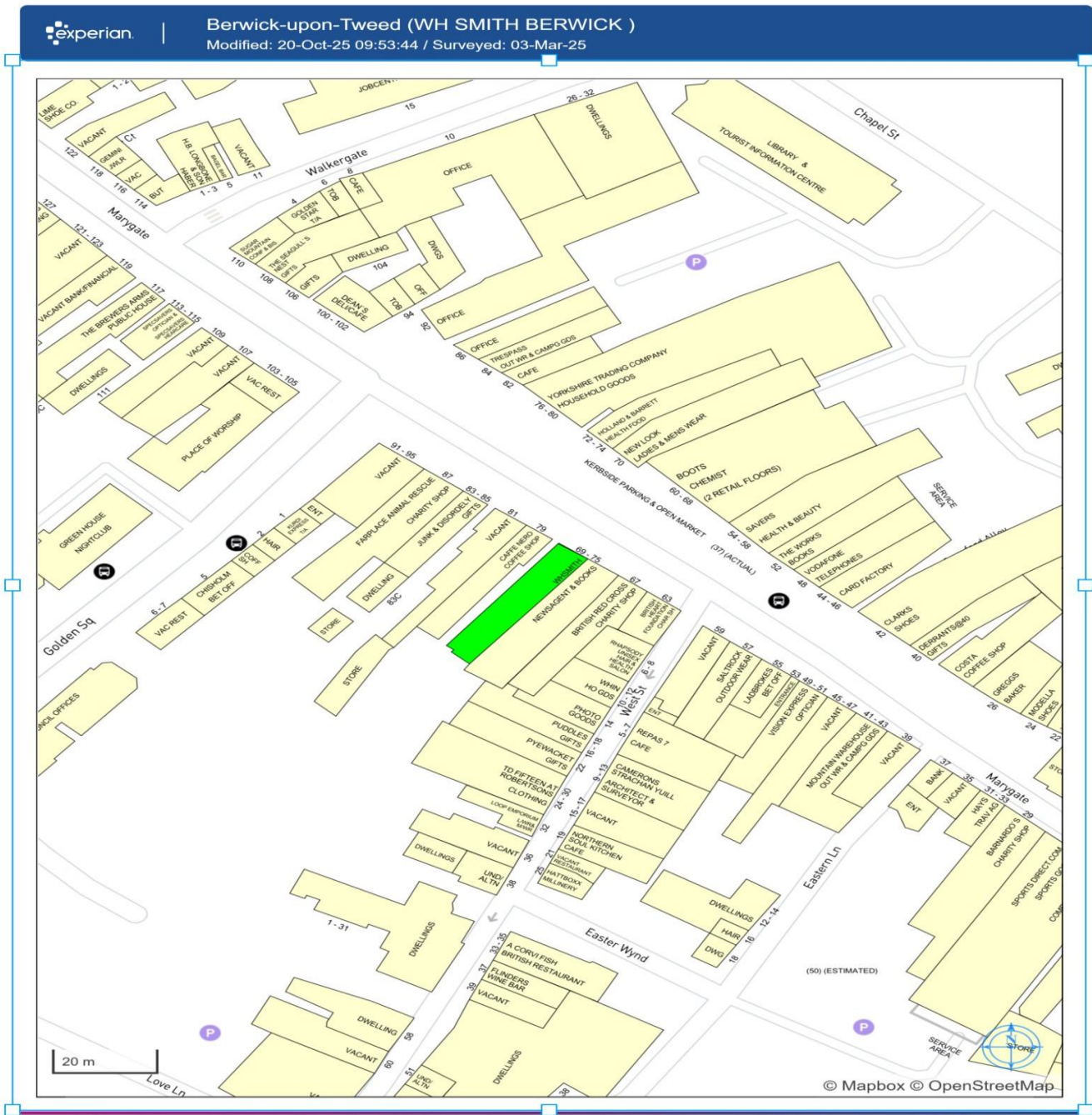
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