



ime Property Agents
Ltd
12 Home Street
Edinburgh

For Sale

Offers in the Region of £100,000

77 Marygate , Berwick TD15 1BA

Development Site

T: 0131 290 2350 | E: info@ime.co.uk | www.ime.co.uk | Follow us @imepropertyagents

Location

The town of Berwick-Upon-Tweed has a population of approximately 12,000 people and is situated 2 ½ miles south of the Anglo-Scottish Border, It is the northernmost town in England. There is a population catchment of over 3 million people within one hours' drive.

Berwick is approximately 56 Miles from Edinburgh and 65 miles from Newcastle, The old A1 road passes through Berwick and the east coast Main Line railway passes through the Berwick-Upon-Tweed railway station and generally has excellent communication links.

The subjects are accessed through a small pend just off of the busy high street with popular Shops and Café's such as WH Smith and Café Nero nearby. If the subject was to be used for 11 Flats as per previous planning application there are several primary schools, middle schools and high schools in the area.

Description

The subjects currently comprises of a derelict building in poor repair, Planning permission was granted back in 2014 for removal of the existing building and construction of 11 new residential flats. This would need to be re-visited with an architect and new planning permission obtained or existing planning extended.

Town Planning

The site was previously permitted Planning Permission for blocks of 11 Flats summarised in the link below:

Planning Reference No. 12/01670/FUL

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=M4L5SFQS0A900&activeTab=summary>

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=M4L647QS0A900&activeTab=summary>

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

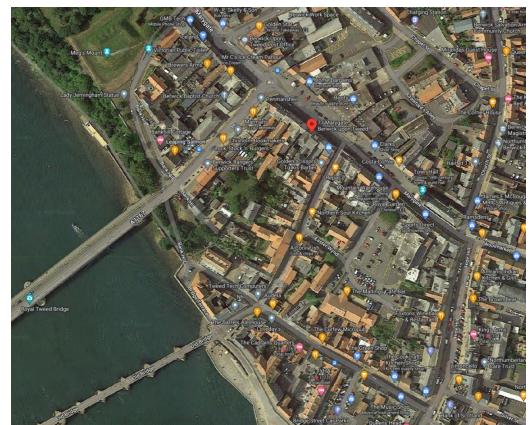
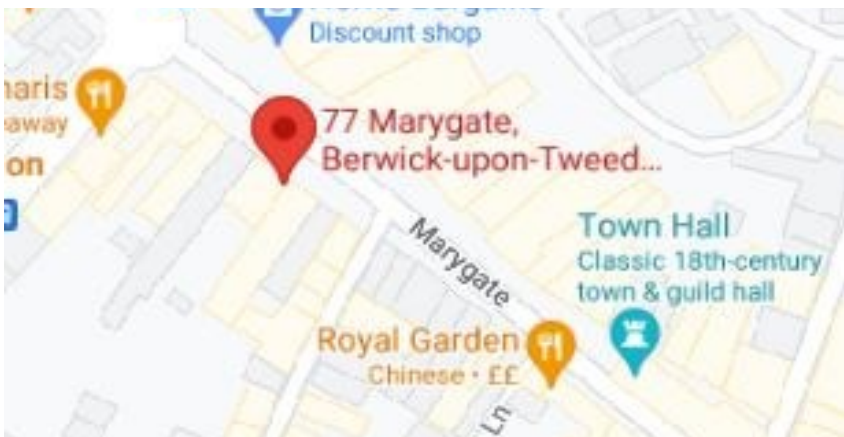
Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area: 319 sq.m (4,065)



IMPORTANT NOTICE - PLEASE READ CAREFULLY

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These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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