

To Let

Commercial Unit 3/4

Wark Workshops

Wark

Cornhill on Tweed

Northumberland

TD12 4RE

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Thompson



- Traditional, fully modernised stone workspace
- Suitable for a variety of uses
- Quiet rural location
- Easily accessible
- Fully serviced with ample parking

Guide Rent £5000 Plus VAT per annum

Ref: L186(iu)

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Location

The village of Wark is situated on the southern banks of the River Tweed and lies between the villages of Cornhill on Tweed and Carham.

The larger towns of Coldstream and Kelso are 3.5 miles and 8.5 miles distant respectively. Both towns serve the village and offer a range of local amenities and services.

The further afield town of Berwick upon Tweed is 14 miles east and offers access to a range of services including the A1 London to Edinburgh trunk road, a small commercial port and main east coast rail access.

Situation

The property is situated on the edge of the B6350 Cornhill to Kelso road. The main A697 trunk road from Newcastle to Edinburgh passes through nearby Cornhill, providing excellent road access to the eastern Borders and beyond.

What3words: ///zest.lease.sway

Description

This former traditional farm building, constructed of solid stone masonry with a slate covered pitched roof has been sympathetically converted to provide high standard accommodation.



The unit is rectangular in shape and has a bright southerly outlook. The unit benefits from LED lights, a polished concrete floor, double glazed windows, double solid entrance doors and gas fired central heating. There is also a tea prep area and WC facilities. Bays 3 and 4 outside of the workshop provide ample parking space.

Accommodation

Unit 3/4—GIA 109.98 m2

Services

Mains water, drainage, electricity. LPG fired central heating.

Planning

The premises are understood to have no specified use classification but are entered on the Valuation Roll as having permitted use—B2, B8 & E.

EPC

An Energy Performance Certificate has been produced for the property which rates the property as efficiency level D. A full copy if available for download from the Edwin Thompson website.

Rateable Value

According to the Valuation Office Agency website the property is listed in the Valuation Roll as:

Units 3/4 Wark Workshops, Wark Farm - £5,600.00.

*Some businesses may qualify for small business rate relief.

Lease Terms

The premises are available to let on a full repairing lease, flexible terms to be negotiated between the landlord and tenant.

VAT

Rent is exclusive of VAT, which will be chargeable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing and Further Information

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Regulated by RICS



Berwick upon Tweed
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