

# LOT 102 - Berwick on Tweed

Commercial Auction - 24th March 2026

allsop



## Well Located Freehold Shop Investments

72-74 Marygate, Berwick on Tweed, TD15 1BN

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GUIDE PRICE \*

**£290,000 - £320,000**

Gross Initial Yield 12.28%

**Commercial - 24th March 2026**

Live Stream (the first lot to be offered at 11.00 am)

### Key Features

- Comprises whole building with two shops arranged over ground and part first floors
- Let to Holland & Barrett Retail Ltd and New Look Retailers Limited (1)
- Total accommodation of approx. 370.97 sqm (3,993 sq ft)
- Well located in attractive market town with occupiers close by include B&M, Boots the Chemist & Caffè Nero
- Rent rebased from a combined total rent of £70,000pa to £35,600 pa
- May suit investor or owner occupier
- VAT is applicable

### Current Rent Reserved

**£35,600 p.a.**

### Tenure

Freehold



### Location

- ★ Berwick-upon-Tweed is an attractive historic town situated midway between Edinburgh and Newcastle
- ▲ The A1 runs to the west of the town and provides access to Newcastle and Edinburgh
- 🚉 Berwick-upon-Tween Rail Station is on the East Coast Mainline and provides regular services to Edinburgh and London Kings Cross
- 🚦 The property is situated on the north side of Marygate, close to its junction with Golden Square
- 🛒 Occupiers close by include B&M, Boots the Chemist, Caffè Nero, Costa, Greggs, WHSmith, Trespass and Sports Direct amongst others

### Planning

- The upper floor may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority: [www.berwick-tc.gov.uk/planning-applications](http://www.berwick-tc.gov.uk/planning-applications)

**VAT** - VAT is applicable to this lot.

**Allsop**

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Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
72/74 (part) Marygate	New Look Retailers Limited <sup>(1)</sup>	Ground Floor	187.94 sq m	2,023 sq ft	5 years from 14.9.2023 Tenant break option on 14th September 2026 <sup>(1)</sup> FR& I	£20,000 p.a.	Reversion 2028 <sup>(1)</sup>
		(Part 74) First Floor	66.43 sq m	715 sq ft			
		<b>Subtotal</b>	<b>254.37 sq m</b>	<b>2,738 sq ft</b>			
74 Marygate	Holland And Barrett Retail Limited <sup>(2)</sup>	Ground Floor	116.6 sq m	1,255 sq ft	3 years from 24.06.2023 FR& I	£15,600 p.a.	Reversion 2026
		<b>Total</b>	<b>370.97 sq m</b>	<b>3,993 sq ft</b>	<b>Total</b>	<b>£35,600 p.a.</b>	

(1) New Look Retailers Ltd were incorporated in 1982 and now trade from over 364 stores across the U.K. Please note the tenants have served notice to break. Negotiations are on going.

(2) For the year ended 30.09.2024 Holland & Barrett Retail Limited reported a turnover of £645.665m, a pre-tax loss of £72.119m, shareholders funds of £368.610m and a net worth of £314.729m (Source: Experian 17.11.2025)

# Featured 1



Featured 2



Featured 3



Featured 4



# Pro map







## Addendum

Please note the property was not inspected by Allsop LLP. The photos are historic from November 2025 and supplied by Seller

## Disclaimer

--\*\*Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters\*\*

### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

### Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

### Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:  
Residential Auctions
  - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
  - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
  - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.
2. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.  
**Other Matters**
3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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