

# To Let

**Prominent Small Retail Shop**  
22 Marygate  
Berwick upon Tweed  
Northumberland  
TD15 1BN

Edwin  
Thompson



- Well shaped front shop with good window frontage.
- Prime location within the town's principal retail area.
- Traded as Thorntons chocolate shop since 1996 – vacant possession available on completion of lease.
- Flexible lease terms.

**Asking rent: £11,000 per annum**

Ref: T53(22)

44/48 Hide Hill  
Berwick upon Tweed  
Northumberland  
TD15 1AB

T: 01289 304432  
F: 01289 302027  
E: [berwick@edwin-thompson.co.uk](mailto:berwick@edwin-thompson.co.uk)  
W: [edwin-thompson.co.uk](http://edwin-thompson.co.uk)

# Edwin Thompson



## Location

No 22 Marygate occupies a prime retail site within the historic town of Berwick upon Tweed. Berwick is the main commercial centre for north Northumberland and the eastern Borders with a resident population of approximately 14,000. The town is situated approximately equidistant between Edinburgh to the north and Newcastle upon Tyne to the south (65 miles each way). The town is served by both the A1(T) and the main line East Coast Railway network which provides regular access to Edinburgh and Newcastle (approximately 45 minutes each).

Modern Berwick is an attractive coastal market town which offers a range of retail, leisure and banking services and which is a significant tourist destination, particularly in the summer months.

## Situation

22 Marygate is situated adjacent to the Town Hall steps towards the lower end of Marygate, the town's prime retail centre. It lies within easy walking distance of both long stay and street side car parking.

Marygate is a busy, vibrant commercial centre with a range of local and national occupiers. No 22 is situated between a clothes shop and TUI Travel. Greggs, Costa, Clarks Shoes, Vision Express, Mountain Warehouse, Claire's, Thomas Cook and M & Co are all within a short distance of the property.

## Description

No 22 Marygate is a mid terraced, three storeyed property which includes a well shaped lock-up ground floor shop with, to the rear, a utility area and storage space. There is further storage space at both first and second floor levels and a WC facility on the first floor.

Since 1996 the property has been occupied by Thorntons as a specialist chocolate shop. The property is available with vacant possession.

The property is built out of part stone, part brick (externally rendered and painted) with a later cavity block built addition to the rear (also rendered and painted) all under slate and tile covered roofs.

## Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following areas:

Accommodation	Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	Retail	33.67	362.29
	Net Internal Area	62.74	675.08
First Floor	Storage	43.63	469.46
	Storage	14.29	153.76
Second Floor	Total Net Internal Area	120.66	1,298.30
	Reduced Zone A Area	44.30	476.67

## Services

Mains electric, water and drainage.

Temperature control system to ground floor.

Security system installed.

## Designations

The property is not listed, but does lie within the town's Conservation Area.

## Lease

The premises are available to let on flexible terms which are to be negotiated between the Landlord and the Tenant.

## Rent

The asking rent is £11,000 per annum.

## Rateable Value

£13,250.

Tapered Small Business Rates Relief is currently available and a discount of approximately 58% of the rating assessment is potentially available.

## EPC

An Energy Performance Certificate has been produced for the unit which rates the property at Level E. A full copy is available to download from the Edwin Thompson website.

## Costs

Each side to be responsible for meeting their own legal costs.

## Viewing

Strictly by appointment with the letting agents, Edwin Thompson, Chartered Surveyors.

Tel: 01289 304432

Email: [jn.thompson@edwin-thompson.co.uk](mailto:jn.thompson@edwin-thompson.co.uk)

[j.stewart@edwin-thompson.co.uk](mailto:j.stewart@edwin-thompson.co.uk)



Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales  
(no. 07428207)

Registered office: 28 St John's Street, Kewick, Cumbria, CA12 5AF.

## IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in August 2018.