

# For Sale: Serviced Business Plot

Plot 17 - Windmill Way East, Ramparts Business Park, Berwick. TD15 1UP

Edwin  
Thompson



# SERVICED BUSINESS PLOT

Windmill Way East, Ramparts Business Park, Berwick-upon-Tweed TD15 1UP

A regularly shaped relatively level serviced Business Plot situated within the Ramparts Business Park to the north of Berwick-upon-Tweed.

Zoned for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) Purposes. Uses outwith these classes may also be considered, subject to planning.

Site Area: 0.64 acres (0.26 ha) or thereby

**Offers over £45,000**

**Ref. BN4582**

## General Information

Plots 17 is within Ramparts Business Park to the northern fringe of Berwick-upon-Tweed.

Berwick-upon-Tweed is located in Northumberland in the north of England. It has a population of approximately 14,000. The town is situated approximately equi-distance between Edinburgh to the north and Newcastle-upon-Tyne to the south (approximately 65 miles each way).

Berwick-upon-Tweed is served by the A1 trunk road providing good access to the national roads network and the main line east coast railway network with regular services to Edinburgh and Newcastle-upon-Tyne (approximately 45 minutes) and London (approximately 3 ½ hours).

Although a relatively small town, Berwick is regarded as the principal market town serving north Northumberland and the eastern borders (a catchment in excess of 42,000 offering a full range of retail, leisure and financial services. The town also has a significant tourist sector which accommodates an influx of seasonal visitors with the towns population reported to effectively double during the summer months.

There are airports at both Edinburgh and Newcastle-upon-Tyne providing domestic and international scheduled flights.

Berwick-upon-Tweed benefits from an active commercial harbour. The port can take vessels of up to 115 metres in lengths and drafts of up to 4.6 m.

## Description

A relatively level regularly shaped serviced business site available to the east of the Ramparts extension to North Road Industrial Estate. The plots are each accessed directly off the adopted estate road.

## Area

The site has been measured from an OS based mapping system to approximately 0.64 acres (0.258 ha) or thereby.

## Services

Mains electricity, water, foul and surface water drainage are understood to be available.

## Service Charge

A service charge will be payable in relation to the maintenance and upkeep of the common parts of the estate.

## Tenure

Leasehold. The subjects will be offered by way of a new 125 lease.

## Method of Sale

The site is offered for sale as a whole with vacant possession by Private Treaty.

## Offers

Offers should include:

- The identity of the purchasers;
- the price offered; source of funds;
- clear details of any conditions attached to the offer;
- proposed timescale for completion and payment.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

## Value Added Tax

Any prices are exclusive of VAT. The subjects understood to be elected to VAT.

## Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

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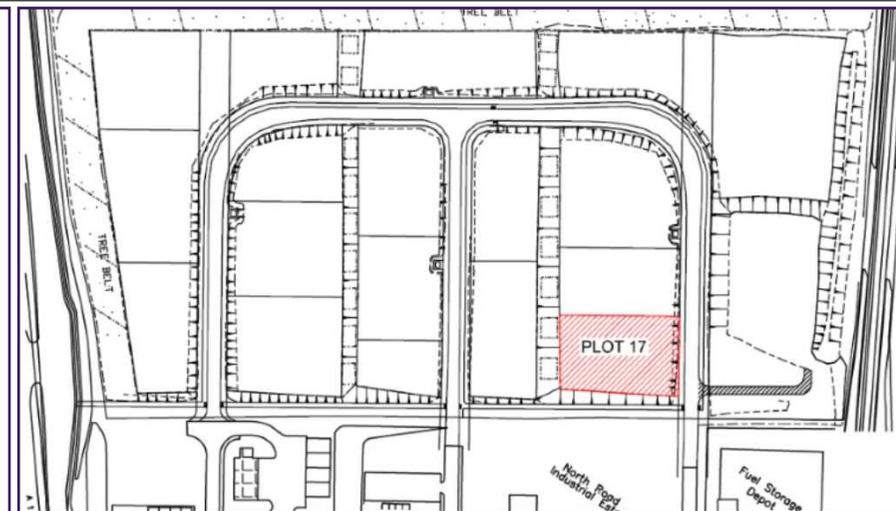
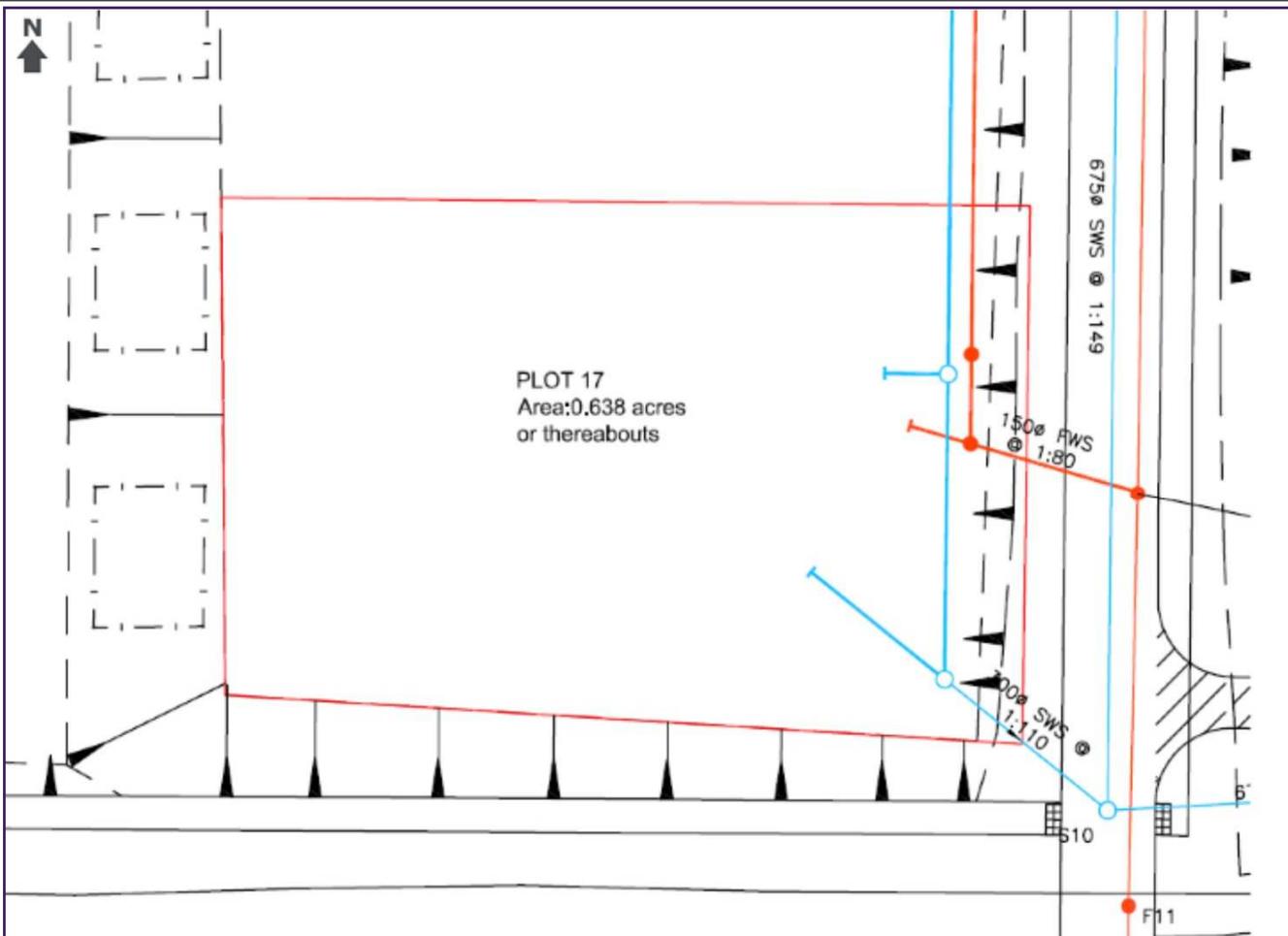
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**FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

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