



## 49 Bridge Street, Berwick upon Tweed TD15 1ES

- Attractive Ground Floor Retail Unit
- Grade II Listed Property
- Prominent Location
- Excellent Passing Trade
- Floor Area 46 sq. m. (498 sq. ft.)
- Suitable for a Variety of Uses
- Double Fronted
- Investment Opportunity

**Price: £89,950**

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## Location

Berwick is the northern most town in England and is in the upper most part of Northumberland approximately 58 miles south of Edinburgh and 63 north of Newcastle upon Tyne. Berwick upon Tweed is situated just off the A1 and therefore provides easy access to the north and south. The property is located towards the West end of Bridge Street, part of Berwick's Old Town with a mix of independent local businesses.

## The Premises

We are delighted to offer to the market this stunning double fronted ground floor retail unit, the property dates to circa 1800 and still retains many original features. There are two main retail areas with high ceilings and two W.C facilities. Our vendors currently run an Antiques Gallery from the space but are relocating so will be sold with vacant possession.

## Floor Area

Area	Sq. m.	Sq. ft.
Retail Area 1	27.45	295.50
Retail Area 2	14.64	157.61
W/C 1	2.01	21.67
W/C 2	2.19	23.58
<b>Total</b>	<b>46.29</b>	<b>498.36</b>

## Tenure

999 year lease, responsible for the shop front and 50% of the external maintenance and repainting costs for the façade. The freeholders will be entirely responsible for the roof and the rest of the building.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The unit is still to be assessed but the whole property currently falls within the 100 % business rate relief.

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## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref H890 (Version 2)**

**Updated January 2024**

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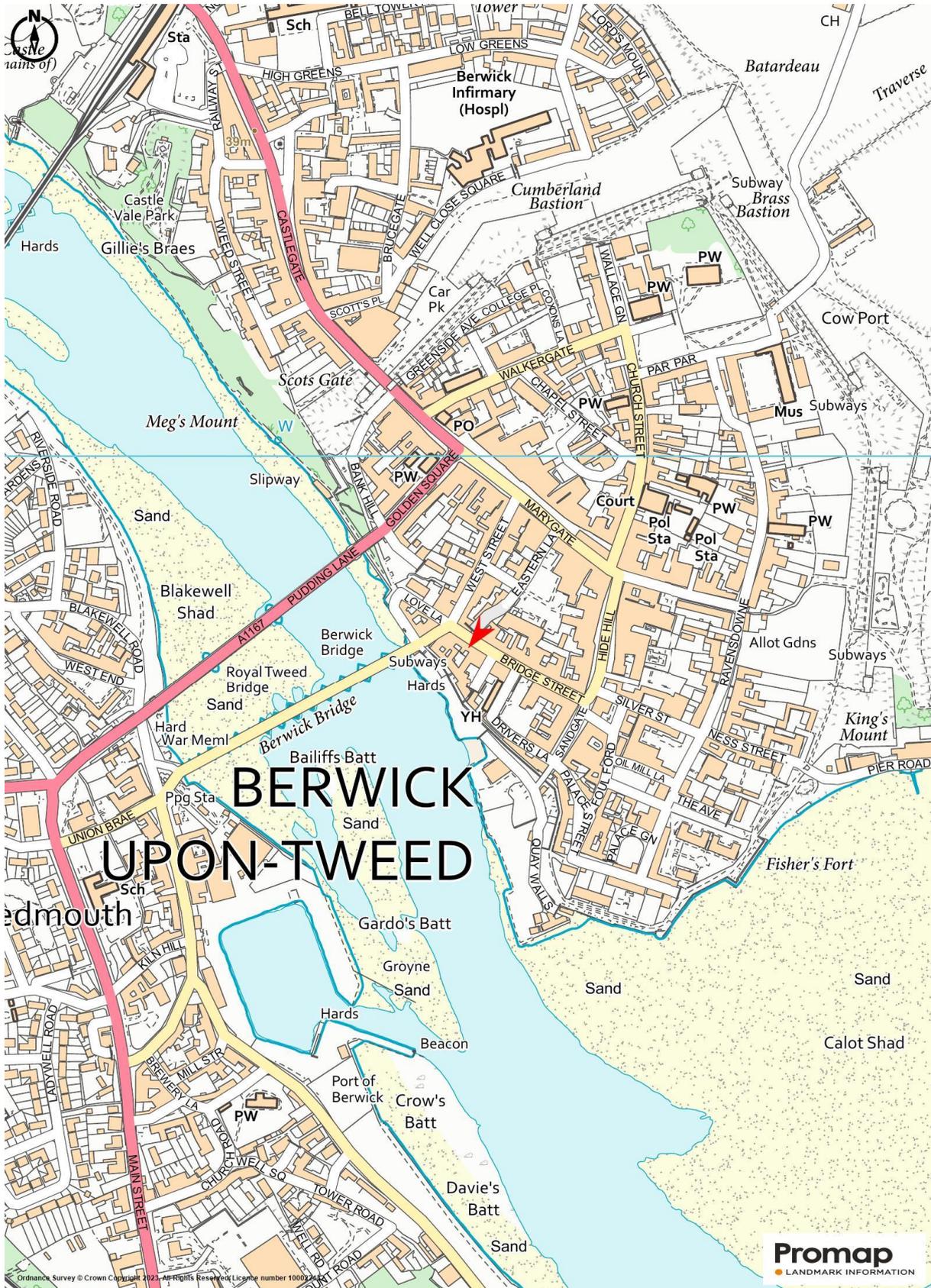
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