



High Street Retail Investment

Full Building

Let to Holland & Barratt and New Look

Total Rent: £35,600 pa

Price: Offers Over £375,000

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. The Berwick-upon-Tweed rail station is on the East Coast Mainline and provides regular services to Edinburgh and London Kings Cross.

Nearby occupiers include B&M, Boots the Chemist, Caffé Nero, Costa, Greggs, WH Smith and Sports Direct.

Accommodation

The property comprises a 2 storey commercial development of traditional construct surmounted by a pitched roof overlaid in ceramic tile with a large single storey extension under a flat roof.

Both properties benefit from large aluminium framed and glazed display windows with dual entrance doors. Each property has been renovated in keeping with the tenants corporate specification with New Look occupying the entirety of the first floor. The premises extend to the following areas:

72 Marygate
Ground Floor: 2,023 sq ft / 187.94 sqm
(Part 74) 1st Floor: 715 sq ft / 66.43 sqm

74 Marygate
Ground Floor: 1,256 sq ft / 116.69 sqm

Executive Summary

The properties are held on full repairing and insuring head leases on the following terms:

72/74 MARYGATE

TENANT: New Look Retailers Limited
EXPIRY: 13th September 2028
PASSING RENT: £20,000 p.a.x
TENANT BREAK: 14th September 2026
FURTHER: New Look Retailers Ltd were incorporated in 1982 and now trade from over 364 stores across the U.K

74 MARYGATE

TENANT: Holland and Barrett Retail Limited
EXPIRY: 23rd June 2026
PASSING RENT: £15,600 p.a.x
FURTHER: For the year end 30th September 2022, H&B reported a net worth of £246,602,000.

Price

Offers Over £375,000 are sought.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



Viewing strictly by appointment with -

BRITTON PROPERTY

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