



BRITTON
PROPERTY

Investment For Sale

53-55 Marygate
Berwick-upon-Tweed TD15 1AX



Freehold Betting Office Investment Let to Ladbrokes Betting & Gaming Ltd

Rent: £20,000 pa

Price: O/O £255,000

VAT is not applicable

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.

The premises is situated on the west side of Marygate in close proximity to Vision Express, Costa, Greggs, Vodafone, WH Smith, Savers and Mountain Warehouse.

Accommodation

The premises comprise a ground floor retail unit within a three storey traditional building with residential located above. The ground floor retail unit benefits from a large glazed double frontage and internally provides a large open plan sales area to the front of the property with staff accommodation located to the rear. The premises is fitted out to Ladbrokes corporate specification.

The premises extend to the following areas:

Ground Floor retail: 1,268 sqft / 117.80 sqm

Tenancy

The subjects are let to Ladbrokes Betting & Gaming Ltd on a full repairing and insuring lease (with a schedule of condition). The passing rent is £20,000 per annum with a lease expiry on 2nd September 2032. There is a tenant break option and rent review on 2nd September 2027. There is £10,000 rent penalty if the break option is exercised.

Price

O/O £255,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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Viewing strictly by appointment with -

BRITTON PROPERTY

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Important Notice

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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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