

Industrial Premises

Tweedside Trading Estate, Berwick-Upon-Tweed, TD15 2XB

To Let—Guide Rent £35,000

A general purpose industrial unit of approximately 691 sqm / 7,443 sq ft or thereby.

Additional 0.62 acres of external yard area included

Edwin
Thompson





BRIEF RESUME

- GIA 691 sqm (7,443 sq ft)
- Prominent Central Position
- Large Yard Area

DESCRIPTION

A general purpose industrial unit occupying a regular shaped (rectangular) site of approximately 5,250 sq m / 0.525 ha (1.30 acre) or thereby.

The buildings comprise two interlinked buildings. Both buildings have brick faced outer elevations. Internally they have steel portal framed roofs supported on blockwork buttresses with steel purlins. The original roof has been overlaid with metal box profile sheeting.

The main warehouse has been configured to provide service counter/ waiting area together with two bay area to the front with ancillary accommodation beyond that and the main vehicle servicing unit beyond to the rear. Mezzanine accommodation has been provided over the ancillary accommodation and the stores along the western side of this area accessed via timber ladder stairs.

Most lighting comprises LED units. Roller shutter doors comprise standard steel units. The customer area housing the service counter and waiting area is fitted with a composite door and UPVC framed double glazed windows.

The secondary building to the west currently houses the MOT testing station. This has double vehicular access doors to the front and rear. There is a low level brick wall along the front boundary of the site with the access to the western end. There is tarmacadam

parking along the front of the site and a tarmacadam drive to the west of the smaller building. This links around the main building. Much of the rear east and west boundaries are defined with galvanised palisade security fencing.

LOCATION

The subjects are located within Tweedside Trading Estate to the west of the town centre with good access onto the A1 via Ord Road.

Berwick-Upon-Tweed is located in Northumberland in the north of England, the settlement has a population of 13,170 according to the 2021 population census an increase of around 2.33% over that recorded at the 2001 Census (12,870). The town is situated approximately equidistant between Edinburgh to the North and Newcastle-Upon-Tyne to the south (approximately sixty-five miles each way).

Berwick-Upon-Tweed is served by the A1 Trunk Road providing good access to the National Roads Network. It is also served by the Mainline East Coast Railway Network with regular services to Edinburgh and Newcastle-Upon-Tyne (approximately forty-five minutes each way) and London (approximately three and half hours).

Although a relatively small town, Berwick-Upon-Tweed is regarded as a principal market town serving North Northumberland and the Eastern Scottish Borders (a catchment of around 42,000), offering a full range of retail, leisure, and financial services. The town also has a significant tourism sector, with an influx of seasonal visitors during the summer months, its resident population is reputed to effectively double during peak season. The population within a ten-mile radius was recorded as 26,192 in 2022, with an average household income of £25,838 (Source: CoStar).

AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas:

Description	Sq m	Sq Ft
Servicing Unit	287.75	3,100
MOT Testing Unit	159.64	1,718
Tyre Fitting Bay	50.41	542
Ancillary Accommodation	98.01	1,055
Mezzanine Storage	95.50	1,028
Total	691.31	7,443

E & oe measurements of the main building taken with a laser measure.





RATEABLE VALUE

The subjects are assessed to a Rateable Value of £28,250 effective from 01-April-2023.

Rateable value/council tax information has been obtained from the Gov.UK website whilst believed to be correct, this information has not been verified.

Small Business Rates Relief Scheme currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on a combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the Budget.

Rateable value/council tax information has been obtained from the Gov.uk website whilst believed to be correct, this information has not been verified.

SERVICES

Mains electricity, water and drainage are connected.

EPC

Band D93

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VALUE ADDED TAX

Any prices are exclusive of VAT. VAT will be payable on the rental figures.

RENT

£35,000 per annum excluding VAT



VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

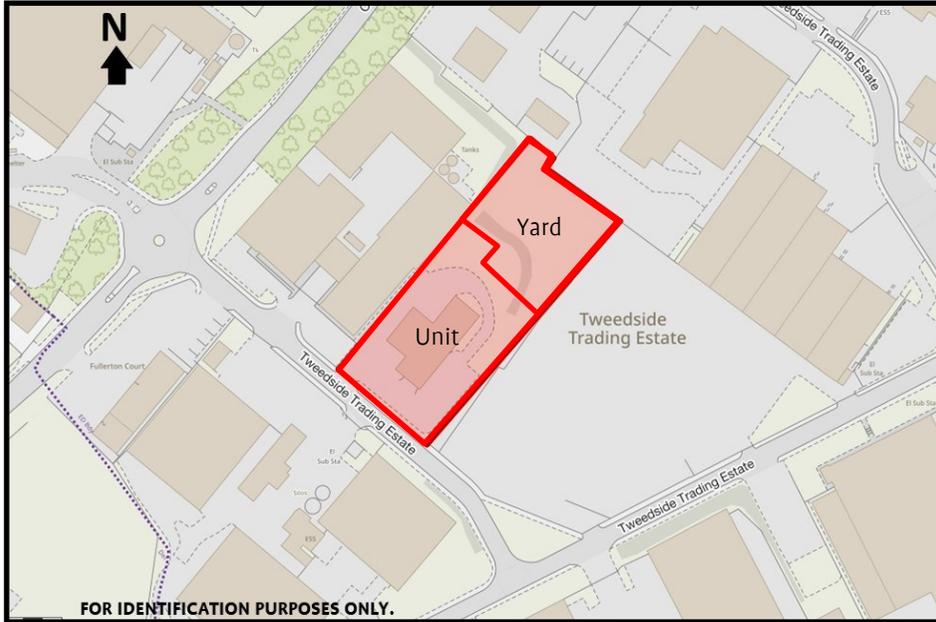
Fax. 01896 758883

E-mail: g.paxton@edwin-thompson.co.uk

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. 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, Keswick, Cumbria, CA12 5AF



FOR INDICATIVE PURPOSES ONLY.
NOT TO SCALE.



Industrial Premises

TWEEDSIDE TRADING ESTATE, BERWICK-UPON-TWEED, TD15 2XB

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk