

79 Marygate,  
**Berwick-upon-Tweed, Northumberland TD15 1BA**  
 Freehold Retail Investment with Residential Redevelopment Potential

**Lot 41**

£23,000 per annum  
 exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	112.87 sq m	(1,215 sq ft)	NERO HOLDINGS LIMITED t/a Caffè Nero (1) and insuring lease	5 years from 14/10/2016 on a full repairing t/a Caffè Nero (1)	£23,000	13/10/2021
First		59.64 sq m	(642 sq ft)	VACANT			
Second		67.07 sq m	(722 sq ft)	POSSESSION			
<b>Totals</b>		<b>239.58 sq m</b>	<b>(2,579 sq ft)</b>			<b>£23,000</b>	

(1) Caffè Nero is one of the largest coffee shop retailers in the UK and currently trades from more than 650 sites in the UK. For the year ending 31st May 2017, Nero Holdings Limited reported a turnover of £264,897,000, pre-tax profits of £25,896,000 and a total net worth of £217,488,000 (Source: Experian Group 08/11/2018).

**Key Details**

- Retail unit let to Nero Holdings Limited t/a Caffè Nero
- Residential planning consent granted for vacant upper floors
- Affluent and attractive town centre location
- Neighbouring occupiers include Home Bargains, Holland & Barrett, Boots, Costa, Greggs and Vodafone

**Location**

**Miles:** 56 miles south of Edinburgh  
 65 miles north of Newcastle  
**Roads:** A1167, A1  
**Rail:** Berwick-upon-Tweed Railway Station  
**Air:** Newcastle Airport, Edinburgh Airport

**Situation**

The property is prominently situated on the south side of Marygate, in the heart of the town's prime retail pitch. Neighbouring occupiers include Home Bargains, Holland & Barrett, Boots, Costa, Greggs and Vodafone.

**Description**

The property comprises a lock-up retail unit on the ground floor and two vacant upper floors. The upper floors are accessed via the shop and are suitable for residential conversion, with existing planning consent granted for a 3-4 bedroom maisonette under reference 18/00053/LBC.

**Tenure**

Freehold.

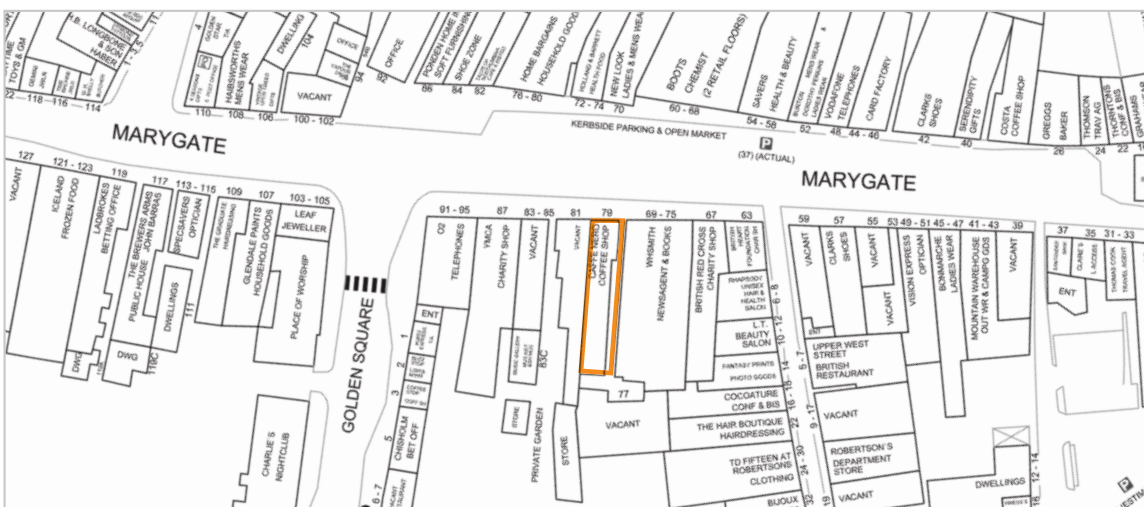
**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Energy Performance Certificate**

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