

lot 4

72-74 Marygate
Berwick upon Tweed, Northumberland TD15 1BN

Rent
£81,650
per annum
exclusive

Freehold Retail Investment

- Let to New Look Retailers Ltd and Holland and Barrett Retail Ltd
- Prime Position in Busy Market Town

- Nearby occupiers include Boots the Chemist, Superdrug, H Samuel, O2 and Caffé Nero

On Behalf of
Administrators



Location

Miles: 57 miles west of Edinburgh
63 miles north of Newcastle-Upon-Tyne
103 miles west of Glasgow

Roads: A1, A696

Rail: Berwick Upon Tweed Rail Station

Air: Newcastle Airport (64 miles), Edinburgh Airport (65 miles)

Situation

The property is prominently situated in the heart of Berwick upon Tweed on the northern side of Marygate, the town's prime retail pitch. Nearby occupiers include Boots the Chemist, Superdrug, H Samuel, O2, WH Smith and Caffé Nero.

Description

The property comprises two ground floor retail units. 72 Marygate also benefits from office/ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

No	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
72	Ground	Retail	187.94 sq m (2,023 sq ft)	NEW LOOK RETAILERS LTD (1)	5 years from 24/06/2011 until 23/06/2016 on a full repairing and insuring lease	£41,650	23/06/2016
	First	Office/ Ancillary	66.43 sq m (715 sq ft)				
74	Ground	Retail	116.69 sq m (1,256 sq ft)	HOLLAND AND BARRETT RETAIL LTD (2)	10 years from 04/06/2007 on a full repairing and insuring lease	£40,000	03/06/2017
Totals			371.06 sq m (3,994 sq ft)			£81,650	

(1) For the year ending 30th March 2013, New Look Retailers Ltd reported a turnover of £1,248,464,000, pre-tax profits of £121,909,000 and a total net worth of £1,143,242,000. (Source: www.riskdisk.com 25/04/2014)

(2) For the year ending 30th September 2012, Holland & Barrett Retail Ltd reported a turnover of £335,286,000, pre-tax profits of £74,421,000 and a total net worth of £193,650,000. (Source: www.riskdisk.com 25/04/2014)

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