

TO LET

18 HIDE HILL

Berwick upon Tweed

TD15 1AB



- Strong, Central Position on Hide Hill.
- Parking available immediately outside.
- Competitive Market Rent.
- Nearby occupiers include **Ladbroke's**, **Newcastle Building Society**, **Barclays**, **Subway** & more.

SITUATION

The premises occupy a strong, central position on Hide Hill, one of the principal retail thoroughfares in the Town Centre. Neighbouring retailers include **Ladbrokes, Newcastle Building Society, Barclays** and **Subway** and more.

ACCOMODATION

Arranged on ground floor with rear ancillary storage and WC facilities.

Ground Floor Sales	35.1 m ²	378 ft ²
Ground Floor Ancillary	11 m ²	118 ft ²
Ground Floor Storage	1.8 m ²	19 ft ²

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£9,000 per annum** exclusive.

EPC

The property has a Energy Performance Certificate of **E(107)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£7,300
2024/2025 UBR	£0.499
Estimated Rates Payable	£3,643

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact:

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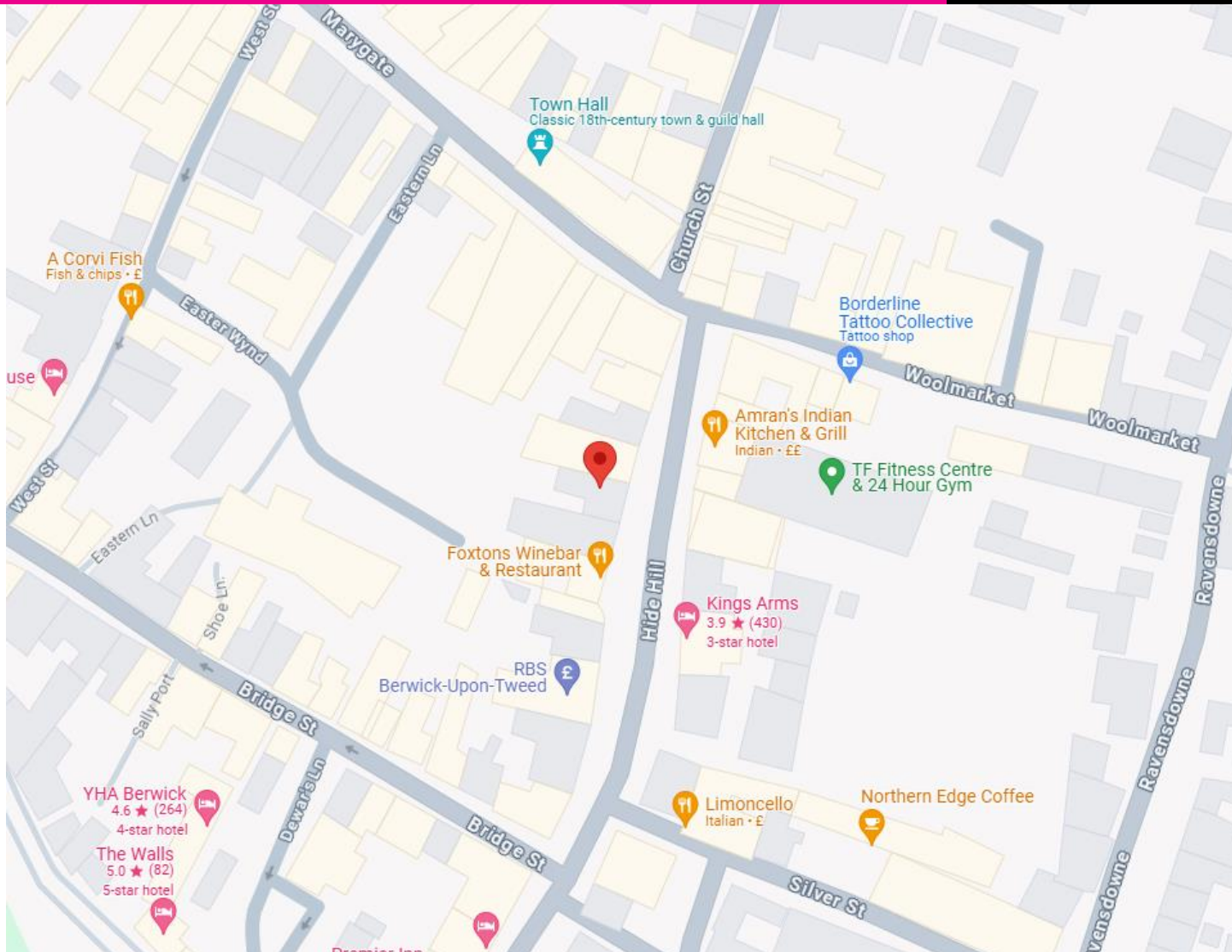
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