



83C Marygate

Berwick-upon-Tweed, Northumberland, TD15 1BA

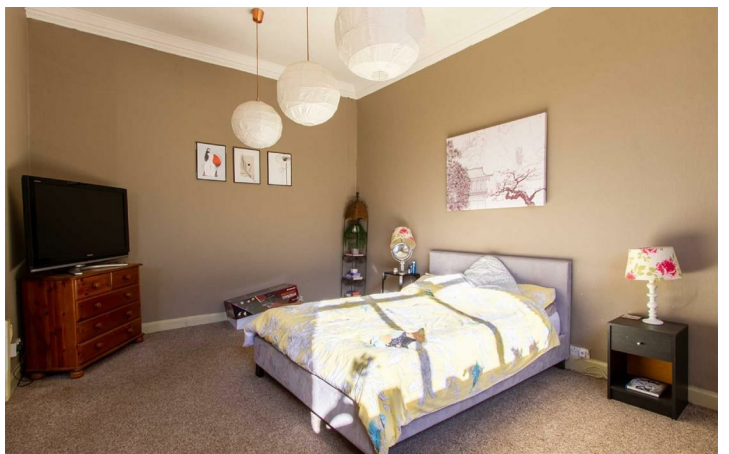
O.I.R.O £200,000

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A superb opportunity to purchase this substantial premises, which comprises of a retail shop on the ground floor, with an apartment on the first floor and a fully floored loft which offers potential to extend this existing accommodation, or to convert into a separate apartment. The property is tucked away in a courtyard in the centre of Berwick-upon-Tweed, with the current owner running a music shop on the ground floor with three retail areas and a toilet. The new owner could continue to use the ground floor for retail, or an office, however, it does offer potential to convert into a residential property. There are two staircases up to the apartment on the first floor level, which comprises of a large open plan living room/kitchen/dining area, with steps down to a bedroom. There is also a separate bedroom and a shower room. The two staircases lead to a large fully floored loft, which offers excellent storage, however, it offers potential to extend the existing accommodation, or to convert into a separate apartment.

Viewing is recommended.



Entrance Hall

5'9" x 6'3" (1.75 x 1.91)

Double doors giving access to the hall which has a tiled floor, a door to the shop, another door to stairs to the upper floor level and an understairs cupboard.

Main Shop

15'4" x 27'1" (4.67 x 8.26)

A large retail shop with three windows to the front. Doorway to retail shop 2.

Retail Shop 2

13'1" x 13'7" (3.99 x 4.14)

With a walk-in storage cupboard. Double window to the front. Door to hall.

Hall

14'9" x 6'2" (4.50 x 1.88)

Partially glazed entrance door to the front of the building and stairs to the apartment.

Retail Shop 3

20'2" x 11'6" (6.15 x 3.51)

Double window to the front.

Cloakroom

4'3" x 6'5" (1.30 x 1.96)

Fitted with a white two piece suite which includes a wash hand basin, a toilet and a frosted window to the rear.

Apartment

Open Plan Living Room/Kitchen/Bedroom

20'7" x 30'0" (6.27 x 9.14)

A superb open plan split level room which has a living room area with a triple and a double window to the front and two central heating radiators. The kitchen area has a range of base kitchen units with granite effect worktop surfaces. Stainless steel sink and drainer and a built-in oven. Three steps down to a bedroom area.

Bedroom Area

15'7" x 13'9" (4.75 x 4.19)

A multifunctional area which is being used as a bedroom, however, it would make another reception room. Three windows to the front, a central heating radiator and a door to the landing.

Bedroom

21'0" x 12'6" (6.40 x 3.81)

A generous double bedroom with a double window to the front, a central heating radiator and a wash hand basin.

En-Suite Shower Room

5'0" x 6'9" (1.52 x 2.06)

White suite with a walk-in shower and a toilet. Heated towel rail.

Floored loft

A fully floored loft with two staircases giving access. This area offers excellent storage, or potential to develop further into extra living accommodation/separate flat.

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



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