



- For Sale by Modern Auction - T & C's apply
- The Modern Method of Auction
- Priced to Sell
- BID ON ME

- Subject to Reserve Price
- View, Bid & Buy
- Fixed Timescales for Exchange and Completion

- Buyers Fees Apply
- Online Bidding Available
- Buy with Finance

**\*\*FOR SALE BY MODERN AUCTION\*\*** A fabulous investment opportunity within the historic town of Berwick upon Tweed. This stone built mid terraced property is currently let to Lloyds Pharmacy, with the first floor occupied by the adjoining Wells Close Square Surgery, which together forms an integrated healthcare centre.

The Ground Floor is let to Lloyds Pharmacy from 1st April 2007 to 31st March 2022 at a current rent of £25,548.32 pa.  
The First Floor is let to the Doctors Practice from July 2002 to July 2022 at a 'peppercorn' rent.

This stone built terraced property is situated close to the town centre and the hospital and overlooks Castlegate car park and the town's magnificent Elizabethan walls. There is a gas fired central heating system.

Berwick upon Tweed is a historic town in North Northumberland, just south of the Scottish border. There is good access to the A1 and the town is also served by the East coast railway line with regular services South to Newcastle and London and North to Edinburgh.

**Front Room 29'4 x 14'9 (8.94m x 4.50m)**

**Rear Room 1 11'6 x 11'3 (3.51m x 3.43m)**

**Rear Room 2 11'9 x 10'6 (3.58m x 3.20m)**

**Store 11'8 x 9'7 (3.56m x 2.92m)**

**W C**

**Entrance Hall**

**First Floor Landing**

**Room 1 11'3 x 9'6 (3.43m x 2.90m)**

**Room 2 11'4 x 10'8 (3.45m x 3.25m)**

**Room 3 11'6 x 10' (3.51m x 3.05m)**

**Auctioneer Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAMSOLD Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with IAMSOLD and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by IAMSOLD.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**REFERRAL ARRANGEMENTS**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.