



### Mixed Use Investment

Woolmarket & Hide Hill, Berwick Upon Tweed, TD15 1DH

- Three ground floor retail units & first floor Three-bedroom flat
- Generating a rental Income of £30,300 per annum
- Rental yield 10.1 % on asking price
- Net internal area 277.85 sq. m. (2,990.7 sq. ft.)
- Fully let mixed-use investment opportunity
- Well maintained units & flat recently refurbished
- Prominent town centre position

**Price: £299,950 Freehold**

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**Location**

The property occupies a prominent corner position at the junction of Woolmarket and Hide Hill, in the heart of Berwick-upon-Tweed, Northumberland’s northernmost town. The property benefits from excellent visibility and dual frontage in one of the town centre’s most established mixed-use areas. Berwick-upon-Tweed is a vibrant market town with a strong local catchment and a growing tourist economy, thanks to its historic architecture, coastal setting, and strategic location on the East Coast Main Line. The town lies approximately 65 miles south of Edinburgh and 60 miles north of Newcastle, with convenient access via the A1 and regular rail services to both cities.

Woolmarket and Hide Hill are both within easy reach of Marygate, the town’s principal retail thoroughfare, and are home to a variety of independent traders, cafés, and professional services. The area experiences consistent footfall from both local residents and visitors, making it an attractive location for commercial occupiers and residential tenants alike. This central and highly visible location supports the long-term investment potential of the property.

**Description**

We are pleased to bring to the market this well-presented, fully tenanted mixed-use investment comprising three ground floor retail units and a refurbished three-bedroom flat above.

The property is currently let to a strong mix of occupiers, including a barbershop, café, and beauty salon, providing diversified income across the commercial element. The residential flat is occupied by the tenant of the barbershop, ensuring a stable and consistent occupancy. The commercial units are in good condition, and the flat has recently undergone a comprehensive refurbishment, enhancing the overall quality of the asset.

This investment offers an attractive opportunity for purchasers seeking a fully let, income-producing asset in a popular Northumberland town.

**Notice**

Please note, the title includes the freehold of the block (9 Hide Hill and 2,4,6,8,10,12 Woolmarket), of which all other properties have been sold on 999 year long leaseholds.

**Listed Building**

9 Hide Hill is showing as a grade II listed building under entry: 1211356

**Tenure**

Freehold

**Viewing**

Strictly by appointment through this office.

**Price**

£299,950

**Rental Income**

£30,300 per annum

**Yield**

10.1 %

**Title Number**

ND93257

**Viewing**

Strictly by appointment through this office.

**Important Notice**

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

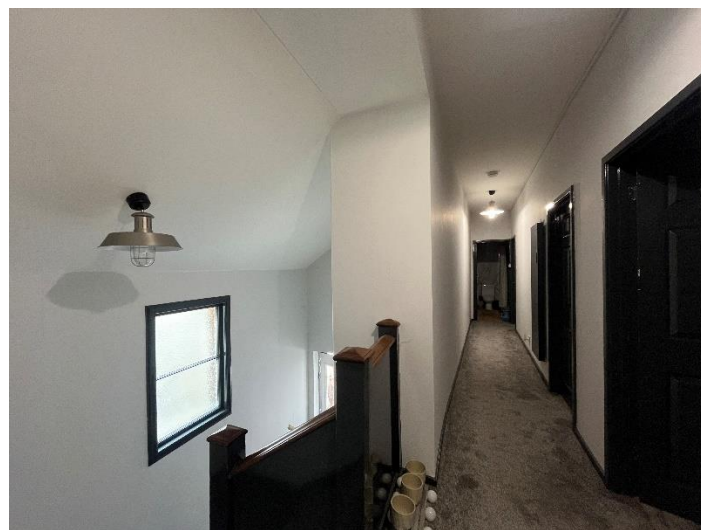
**Ref I278 (Version 1)**

Prepared 28<sup>th</sup> July 2025

Address	Tenant	Rent	Floor Area/sq. m.	Lease
9 Hide Hill	NS Barbers	£7,500	45.25	20.08.2024 – 31.10.2029
2 Woolmarket	Flamin Apple Café	£9,000	95.9	01.06.2022 – 01.06.2027
4 Border Court	MEGH	£7,200	60.0	26.02.2024 – 25.02.2027
8 Border Court	Private (Flat)	£6,600	76.7	AST Rolling

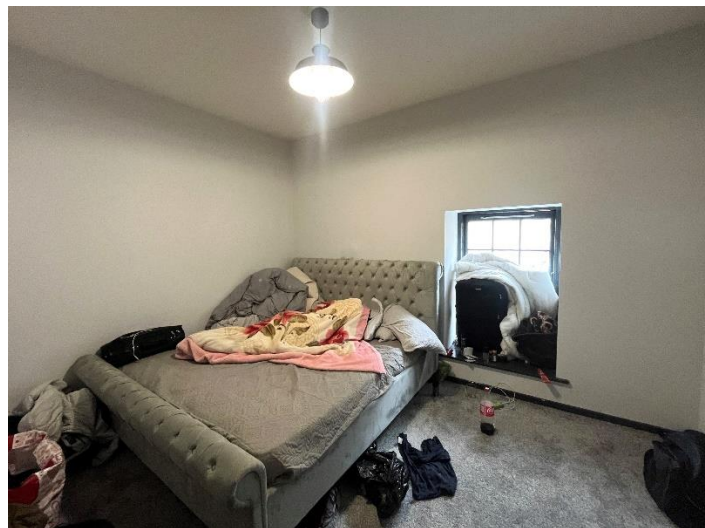
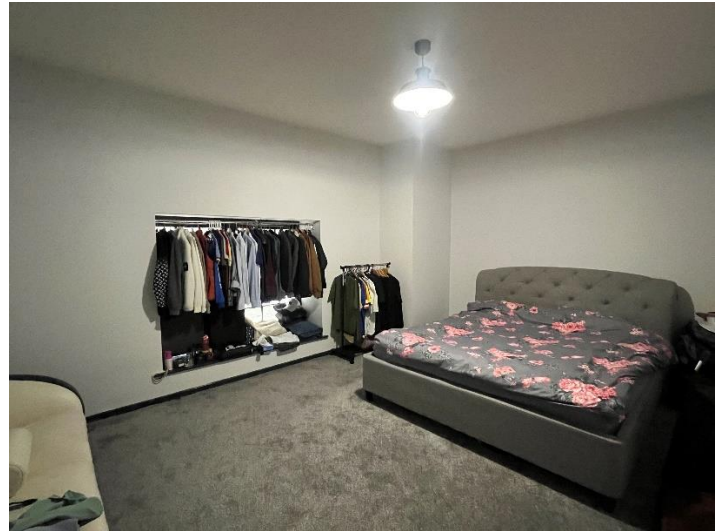


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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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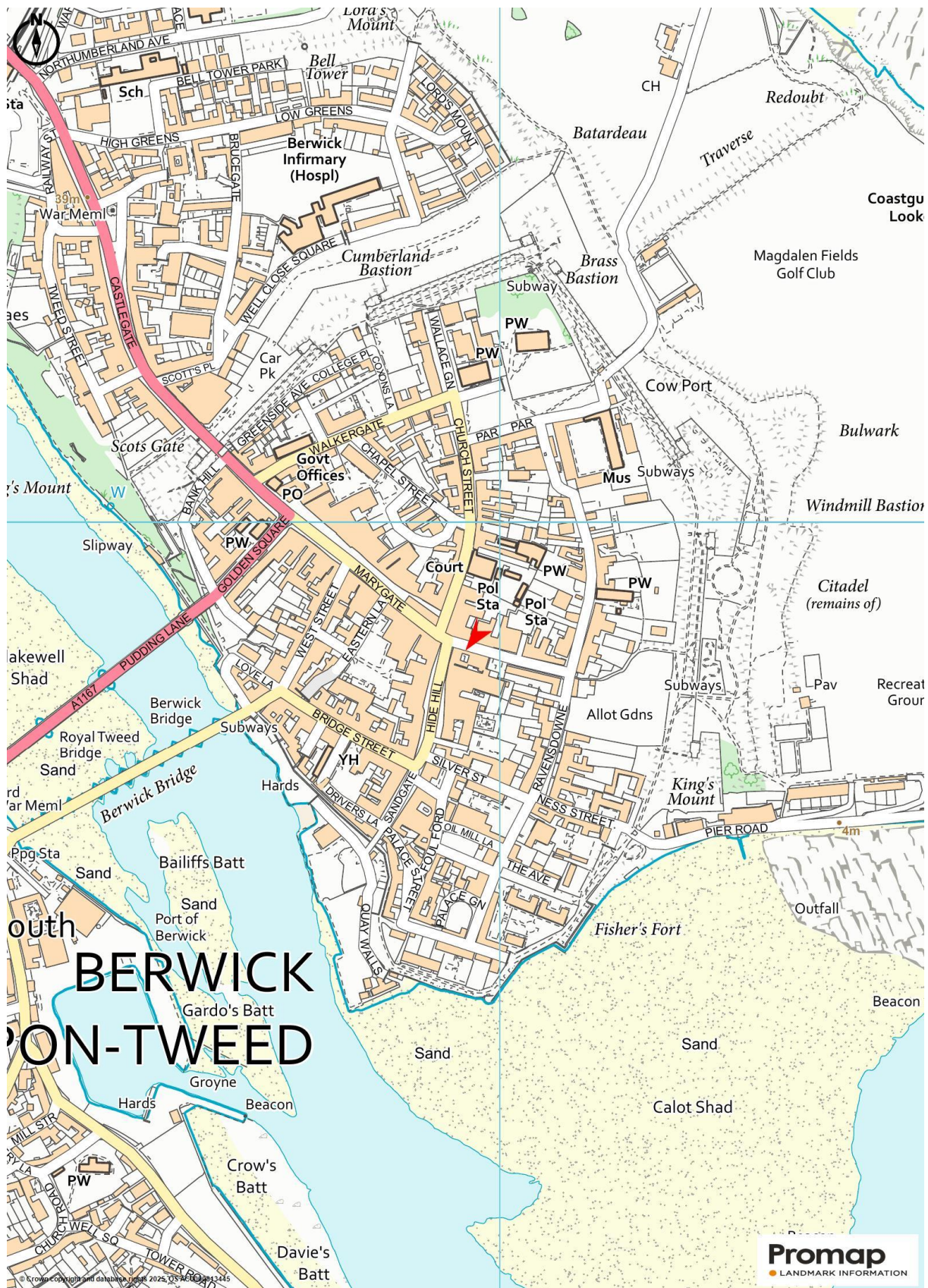


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