48 & 50a Bridge Street

Edwin Thompson





48 & 50a Bridge Street, Berwick upon Tweed, TD15 1AQ

Guide Price £265,000

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Description
48 & 50A Bridge Street comprise an attractive Grade II Listed mixed-use property occupying a prime position in the heart of Berwick-upon-Tweed, nestled within the town's renowned Elizabethan fortified walls. Dating back to the 1600s, this characterful property seamlessly blends historic charm with versatile commercial and residential accommodation arranged over four floors.

- Unique historic property offering both lifestyle and investment potential
- Potential investment income with existing retail lease in place
- Additional ground floor commercial/workshop space with independent frontage onto Shoe Lane
- Spacious three-bedroom maisonette arranged over three upper floors
- Exposed floorboards, brickwork, fireplaces and sash windows with working shutters
- Bright living room with multi-fuel stove
- Flexible accommodation including home office, games room and attic studio
- Walking distance to shops, cafés, restaurants and local amenities

Commercial Accommodation
The ground floor commercial premises at 48 Bridge Street are currently occupied by a well-established wool retailer. The accommodation includes a welcoming retail area extending to approximately 23.51 sq m (NIA), together with additional storage space of approximately 37 sq m (NIA). The property benefits from a current ratable value of £4,650.

The existing tenant occupies under a small business lease originating in 2019 and has expressed a desire to remain in occupation, offering potential continuity of income for an incoming purchaser. Further details of the lease are available from the selling agents.

To the rear of the property is a second retail space with an attractive glazed frontage overlooking Shoe Lane, extending to approximately 29.90 sq m (NIA). Currently utilised as a picture-framing workshop by the owners, this flexible space presents a variety of potential commercial uses, subject to any necessary consents.

Residential
Occupying the upper three floors, 50A Bridge Street offers a spacious and distinctive three-bedroom maisonette brimming with period character and original features. Carefully maintained by the current owners, the property showcases exposed floorboards and brickwork, traditional sash and case windows with working shutters, open fireplaces, and a charming wood-burning stove.

The first floor is home to a bright and inviting living room, where two front-facing sash windows flood the space with natural light. A multi-fuel stove creates a warm focal point, enhancing the room's cosy atmosphere. The kitchen features solid timber cabinetry and work surfaces, complemented by a gas fire and access through to the family bathroom.

To the rear are two versatile rooms currently used as a large games room and additional bedroom accommodation. One benefits from direct external access onto Shoe Lane, providing added flexibility for modern living.

The second floor offers a generous principal bedroom complete with an attractive tiled cast-iron fireplace, alongside a separate loft room currently serving as a home office. From the principal bedroom, a staircase leads to the third-floor attic studio—a wonderfully atmospheric space featuring exposed roof timbers, a striking brick chimney breast, and ample inspiration for artists, creatives, or those seeking a unique retreat.

Combining commercial potential, substantial living accommodation, and centuries of history, 48 & 50A Bridge Street presents a rare opportunity to acquire a truly distinctive property in one of Northumberland's most historic and sought-after locations.

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Location
Berwick-upon-Tweed is England's most northerly market town, renowned for its rich history, stunning coastal scenery and unique architectural heritage. Set on the banks of the River Tweed and surrounded by the iconic Elizabethan town walls, the town offers an excellent range of independent shops, cafés, restaurants, galleries and everyday amenities. Berwick's picturesque coastline, beautiful sandy beaches and nearby Northumberland countryside provide endless opportunities for outdoor pursuits, while excellent transport links, including a mainline railway station with regular services to Edinburgh, Newcastle and London, make it an ideal location for both commuters and those seeking a lifestyle destination. Combining historic charm with modern convenience, Berwick-upon-Tweed remains one of Northumberland's most attractive and sought-after places to live and work.

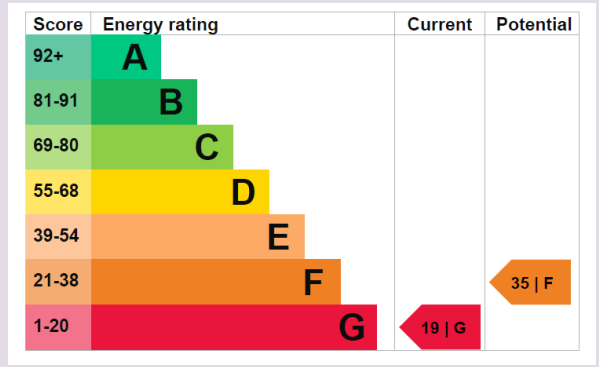
Services
Mains gas, electricity, water and drainage. The property is currently heated by way of solid fuel open fires and a wood burning stove, however there is a gas supply to some rooms in the property meaning a central heating system could easily be installed.

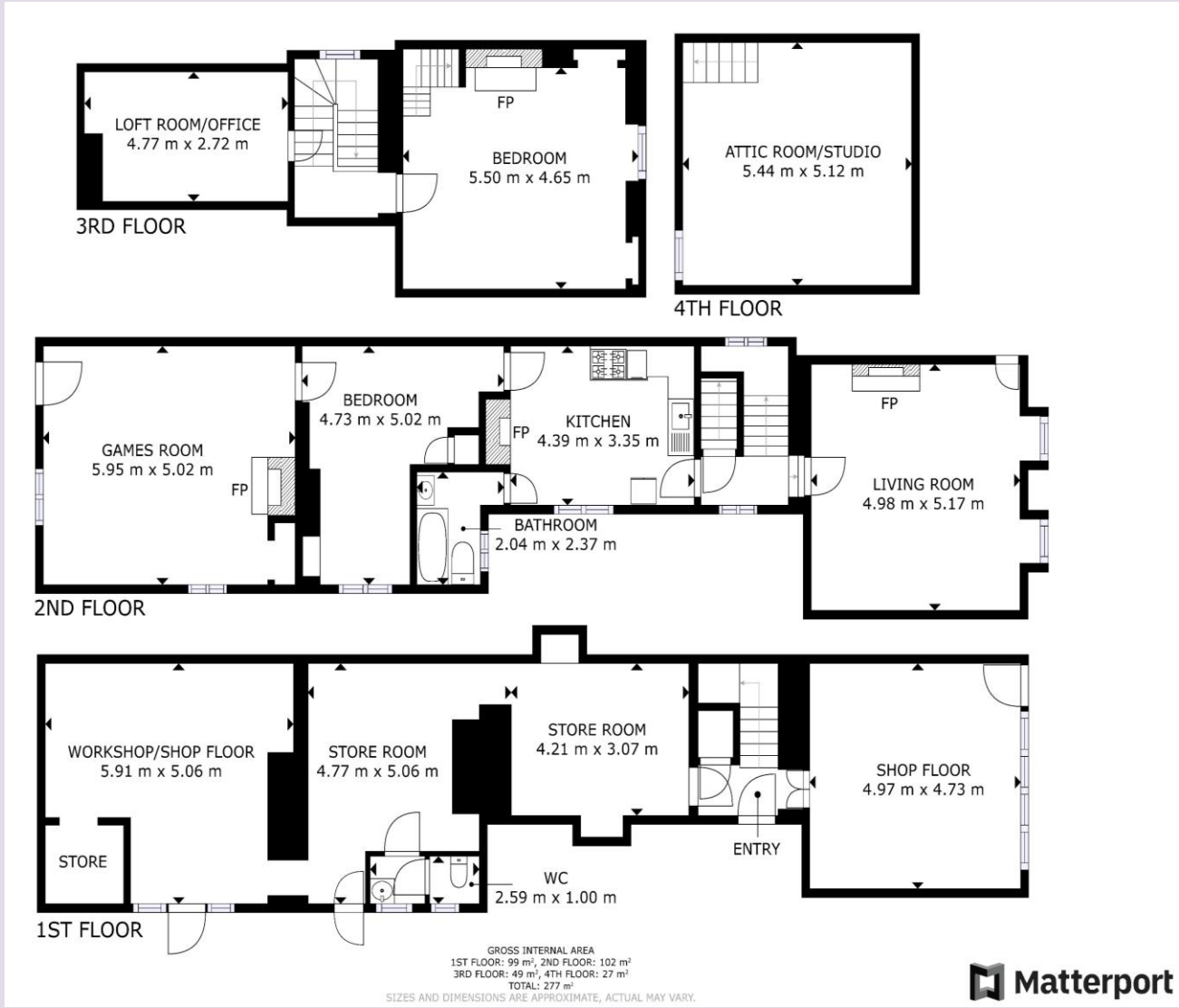
Tenure
Freehold.

Viewing
By appointment with the sole selling agents, Edwin Thompson.

Energy Performance Rating
G

Council Tax Band
A





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