



Leisure in TD15

The Promenade, Spittal,
Berwick-upon-Tweed, Northumberland,
TD15 1SE

£480,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Business on Beach front
- ✓ Attractive Building with Development Potential
- ✓ Currently Successfully Trading Business
- ✓ EPC Rating A

Key Information



EPC Rating: A

Arrange a viewing

Commercial North East

0191 737 1154

commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

THE PROPERTY

The Property-A striking Venetian-style amusement arcade and café / ice-cream parlour, prominently positioned on the seafront promenade at Spittal Beach, enjoying open views across the Northumberland coastline, the Tweed Estuary, Berwick's Elizabethan walls, the lighthouse and surrounding coastal landmarks.

The property occupies a highly visible and accessible coastal position, benefitting from strong pedestrian traffic, particularly during the peak tourist season. The building provides over 400 sq m (approx.) of internal floor space, arranged to include: Two large vaulted internal spaces, currently operating as amusement arcade areas; Café / dining area; Commercial kitchen; Office accommodation; Store rooms; WC facilities

The current authorised use is as an amusement arcade with café / ice-cream parlour, though the layout and scale offer flexibility for alternative or mixed uses, subject to consents. There is potential to subdivide the building into up to three separate lettable units, subject to agreement and fit-out costs, offering opportunities for diversified income streams.

Berwick-upon-Tweed is a historic and picturesque market town located at the northernmost tip of England, close to the Scottish border. Renowned for its dramatic coastal setting, Elizabethan town walls and rich heritage, Berwick is a popular destination for both day-trippers and longer-stay visitors. The town benefits from a full range of amenities including supermarkets, independent retailers, cafés, restaurants, healthcare facilities, leisure amenities and well-regarded schools. Berwick is exceptionally well connected, with a mainline railway station on the East Coast Main Line, providing regular direct services to Edinburgh, Newcastle, York and London King's Cross, making it attractive to tourists, commuters and investors alike.

Spittal is a well-established and increasingly popular seaside suburb of Berwick-upon-Tweed, located immediately south of the River Tweed. It is particularly known for its long sandy beach, traditional Victorian promenade and relaxed coastal atmosphere. The promenade enjoys strong seasonal footfall, especially during spring and summer months, attracting families, tourists and local residents. Amenities within Spittal include cafés, takeaways, convenience stores, public houses, play areas and beach-related leisure uses. The area has seen growing interest in regeneration and leisure-led development, supported by its scenic setting and accessibility.

Nearby Attractions

The wider area is internationally recognised for its outstanding natural beauty and historic landmarks, including:

Holy Island (Lindisfarne) – approx. 15 minutes' drive

A world-famous tidal island of major historical and religious significance, attracting substantial visitor numbers year-round.

Bamburgh – approx. 25 minutes' drive

Dominated by the iconic Bamburgh Castle, with award-winning beaches, village amenities and strong tourism appeal.

Northumberland Coast Area of Outstanding Natural Beauty (AONB)

A major draw for walkers, cyclists, holidaymakers and nature enthusiasts.

These attractions significantly enhance the visitor economy of Berwick and Spittal, supporting leisure, food & beverage and family-oriented businesses.

Price: Starting Bid £480,000

Property Type: Leisure

Business Type: Sandwich Shop / Cafe

Internal Size: 23829 Square Feet

External Size: 23829 Square Feet

Parking: Allocated

LOCATION

The property is on Spittal Promenade, directly adjacent to Spittal Beach, which is a family-friendly sandy beach, with a play area and splash park (seasonal), amusements, toilet facilities, café etc.

[Visit Berwick](#)

Spittal has long been a popular holiday destination, since the 18th century when visitors came for sea bathing and spa waters. Its Victorian promenade remains an attraction.

[Visit Berwick](#)

+1



LOCAL AMENITIES

Schools: Among local schools is Longridge Towers School, a private co-educational day (and some boarding) school for ages approx 3-18, located in the area (Longridge).

[Wikipedia](#)

Hospital / Healthcare:

- Berwick Infirmary, in the town centre (Infirmary Square, Berwick upon Tweed, TD15 1LT), provides community hospital services.

northumbria.nhs.uk

+1

- A new Berwick Community Hospital is under development.

nhfm.co.uk

Leisure & Retail:

- The town has a leisure centre (Berwick Leisure Centre) and fitness / wellness facilities like The Swan Fitness & Wellness Centre.

[Rightmove](#)

+1

- Retail parks and shopping facilities in Berwick provide good local catchment.



TRANSPORT & ACCESS

Rail: Berwick-upon-Tweed station offers frequent direct train services to Edinburgh (Waverley) in about 41-51 minutes average.
The Trainline

There are also direct trains to London Kings Cross; the journey takes on average c. 4 hours 18 minutes (fastest about 3h 30-40m) depending on the service.

The Trainline

+2

TrainPal

+2

Road access is good: Spittal is served via local roads connecting to the A1 trunk road, which gives access north and south (towards Edinburgh, Newcastle etc).

Airports: Within reach are airports in Edinburgh and Newcastle-upon-Tyne.



DESCRIPTION & ACCOMMODATION

Over 400 sq m (approx) of internal floor space.

The building includes two large vaulted spaces currently used as amusement arcade areas, plus a café/dining area, a commercial kitchen, office, store rooms, and WC facilities.

There is a large car park associated with the property, providing customer parking.

The current use is as an amusement arcade and café / ice-cream parlour.

There is potential to split the building into three lettable units, subject to agreement and fit-out.



PLANNING & DEVELOPMENT

Plans recently prepared by Smith & Garratt: the existing building has been reviewed, and an outline scheme for improvement and enlargement has been produced.
smithandgarratt.com

Initial scheme visualisation via SketchUp, including 3D representations. Features envisaged include: a roof terrace, a glass arcade, alleys for possible ten-pin bowling, etc.
smithandgarratt.com

Planning Application Reference: 25/01536/DEMGDO.

There is an overage agreement in place with Northumberland County Council over future plans which may increase site value.



BUSINESS RATES / LEGAL

There is a legal pack available; prospective purchasers / tenants should refer to it for full title, overage, planning history etc.

Business Rates: TBC

Note: Small Business Rates Relief may apply to units below certain rateable value thresholds.



TENURE

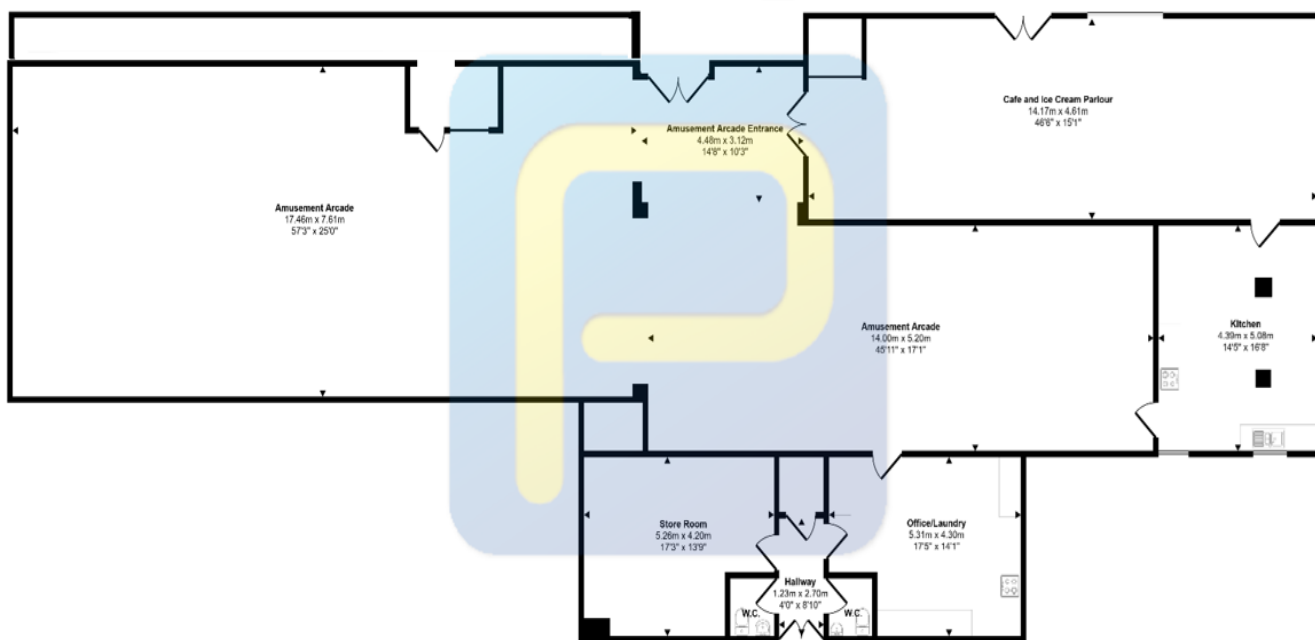
Freehold title reference ND169496



Contact Us

For further information. Please contact Keith Pattinsons Ltd Alnwick branch - 01665639110





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Metro Snappy 300.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	97	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The Promenade, Spittal, Berwick-upon-Tweed, Northumberland, TD15 1SE

Contact your local branch today for more information on this property:

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