

25 Stodman Street | Newark | Nottinghamshire | NG24 1AW

Prime retail unit located in Newark on Trent

234.54m²
(2,520ft²)

- Four storey prime retail unit on pedestrianised Stodman Street
- Ground floor sales 50.45m² (543ft²)
- Ground floor rear office & store 34.38m² (370ft²)
- Versatile accommodation suitable for a variety of uses (subject to planning)
- Available on a new lease
- 100% prime location
- Nearby retailers include Greggs, Cancer Research, Holland & Barrett, Costa and Boots
- Quoting rent - £25,000 pax



TO LET



Location



Gallery



Contact



Location

The property is located on the prominent section of Stodman Street, a prime area of retail in the town at the junction of Middle Gate.

The property is situated close to retailers such as Greggs, Costa, Holland & Barrett and Boots. Stodman Street provides the key thoroughfare from Middle Gate and Market Place which holds markets 4 times a week.

The Property

The property provides a four storey building which currently trades as a ground floor café/coffee shop with seating and kitchen to the front and ancillary space to the rear along with treatment rooms on the upper floors.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	50.45	543
Rear Office and Store	34.38	370
First Floor	58.44	629
Second Floor	63.27	681
Third Floor & Stores	28.00	297
Total	234.54	2,520

Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

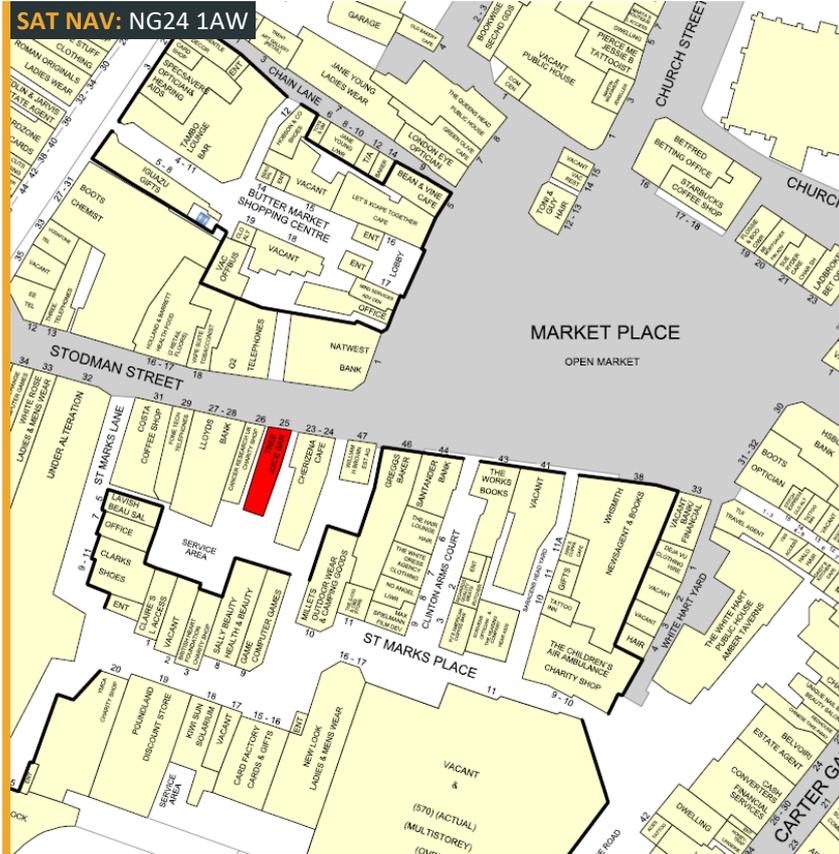
Rent

The property is available at a quoting rent of:

£25,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £23,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Ellis Cullen
07450 972 111
ellis.cullen@fhp.co.uk

Jack Shakespeare
07817 924 949
jack@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

24/05/2024

Please click here to read our "Property Misdescriptions Act". E&OE.