

33-34 Stodman Street | Newark | Nottinghamshire | NG24 1AW

## Prime high street location in busy market town

**Ground Floor Sales**  
**347m<sup>2</sup> (3,735ft<sup>2</sup>)**

- Situated on the prime section of Stodman Street
- Highly prominent unit visible from Middle Gate
- Rear loading yard
- Modern retailing space in excellent condition throughout
- Fashion fitted unit
- Nearby occupiers include Bodycare, Boots, Holland & Barrett, EE and Costa



**TO LET**



Location



Gallery



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## 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 adjacent to Bodycare and opposite Boots. Stodman Street provides the key thoroughfare from Middle Gate and Market Place which holds markets 4 times a week.

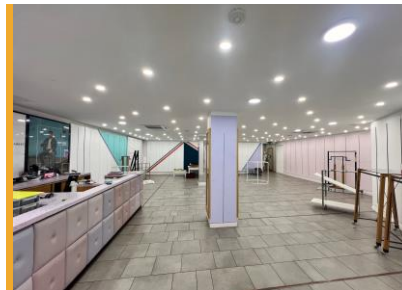
## The Property

The property comprises a mid-terraced retail block with open plan retail sales on ground floor and storage and back of house to the rear and first floor.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	347	3,735
Ground Floor Ancillary	43	463
First Floor	316	3,403
<b>Total</b>	<b>706</b>	<b>7,601</b>





## 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:-

**£40,000 per annum exclusive**

## 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.

## Business Rates

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

Rateable Value (2023): £49,250

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.



## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate.

## 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:-

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