

Spacious, refurbished ground floor retail sales shop with extensive frontage to Appleton Gate

Retail sales 66.5m²
(716ft²)

- Refurbished retail unit
- Frontage to Appleton Gate: 5.7m (18' 9")
- Depth: 15.4m (50' 6")
- Ground floor kitchen and WC
- Extensive cellar storage



TO LET



Location



Gallery



Contact

Location

Newark has a population of circa 35,600 and lies adjacent to the A1/A46. Newark Northgate station has services to London King's Cross in around 1 hour 20 minutes and from Newark Castle station there are local services to Nottingham and Lincoln.

The subject property lies on the north-western side of Appleton Gate, close to its junction with Bridge Street and Carter Gate. Bridge Street is pedestrianised, linking Market Place at its western end to Carter Gate/Appleton Gate at its eastern end. Close-by occupiers include Boyes, Birds the Bakers, Timpson, Copes the Jewellers, amongst other local traders.

Description

The property comprises a spacious retail unit, having a double shop display frontage with recessed entrance, having a kitchen and WC. The frontage to Appleton Gate is 5.7m (18' 9") and is located almost opposite The Fox & Crown public house. Beneath the property there is extensive cellar storage.





Accommodation

The premises comprise the following:

Description		
Frontage	5.7m	18' 9"
Built Depth	15.4m	50' 6"
Retail sales area	67.8m ²	730ft ²
Cellar Storage	72.2m ²	777ft ²

(This information is given for guidance purposes only).

Business Rates

Enquiries have been made of the Valuation Office Agency website (www.voa.gov.uk) which has provided the following information:

Rateable Value: £11,250

Planning

The property is Grade II listed. Planning consent was granted for conversion of the property into two retail units from Newark & Sherwood District Council under planning reference 16/01826/FUL. As such, the property has E-Commerce use.



Location

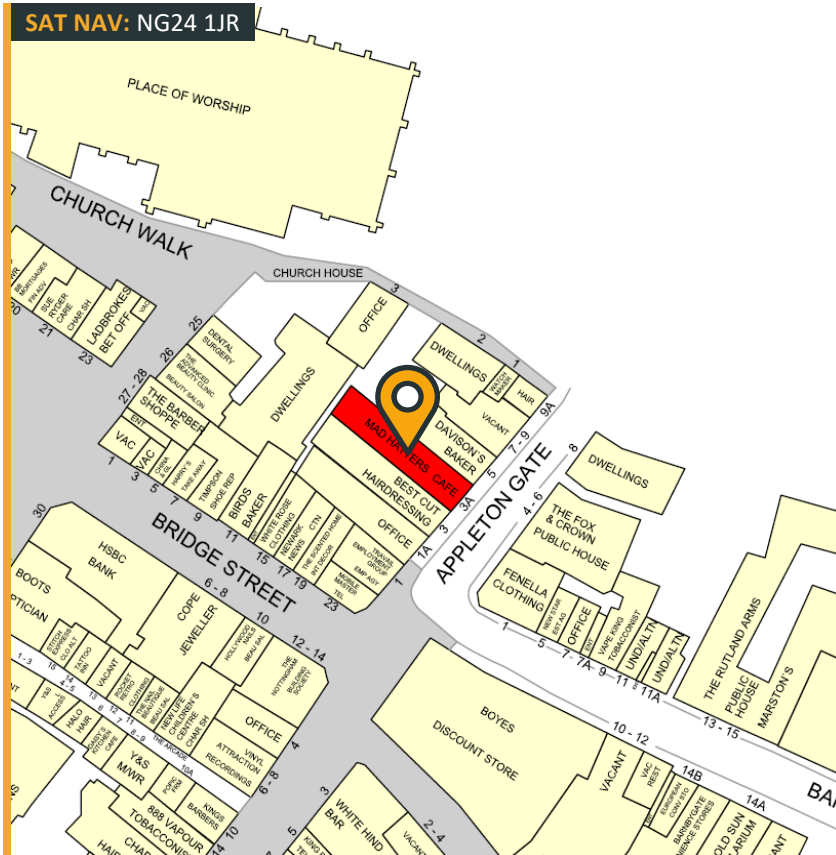


Gallery



Contact

SAT NAV: NG24 1JR



Rental Terms

The premises are available for a term of years to be negotiated, on full repairing and insuring terms, at a rental of:

£10,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.