

Prominent retail unit close to Newark Town Square

55.8m²
(601ft²)

- Prominent well presented retail unit adjacent to Newark town centre
- Suitable for a variety of uses subject to planning
- Small business rates relief (if applicable)
- Nearby occupiers include Boyes, Xtreme Vapes and Chappell's Barbers
- Rent - £10,000 per annum



TO LET



Location



Gallery



Contact

Location

The property is located in the heart of Newark, a popular historic town having a regular non-food shopping catchment of 41,000 and a catchment population of approximately 340,000.

The property is prominently located on the eastern side of Carter Gate, a short distance from its junction with Bridge Street and Appleton Gate.

Nearby operators in close proximity include Boyes, Chappells Hairdressing, Extreme Vapes and Oxfam.

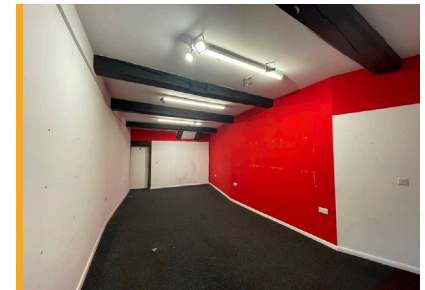
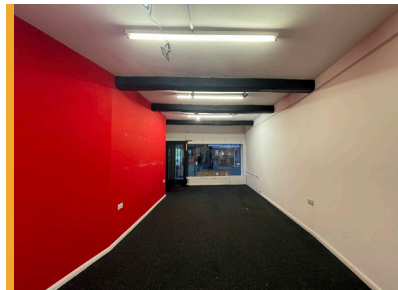
The Property

The property comprises a ground floor sales shop, first floor storage and cellar.

The property has prominent frontage onto Carter Gate and benefits from an open plan sales area with separate welfare facilities to include a kitchen and WC.

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.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Sales Area	33.44	360
Rear Stores	15.7	169
Fridge	6.7	72
First Floor Stores	18.1	195
Cellar	25.7	277

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of:

£10,000 per annum plus VAT

EPC

A copy of the EPC is available upon request. Please contact the marketing agents for further details.

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Shop & Premises

Rateable Value (2023): £7,500

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 are to bear their own legal costs incurred.

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

Dominic Alston

07890 568 077

dom.alston@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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