

Unit 4, 23 London Road | Newark | NG24 1TN

Retail unit adjacent to Domino's and McDonald's First year's rent £10,000 per annum

Retail sales 74.6 m²
(803 ft²)

- Ground floor retail/restaurant premises ideal for hot food takeaway
- Modern shop front of 6.5 m (21 ft 4 in)
- Disabled access toilet
- Adjacent to Domino's, Costa Coffee and McDonald's
- Adjacent to the London Road/Balderton Gate car park (156 spaces)



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 forms part of the Odeon cinema complex which is accessed off London Road and Balderton Gate, comprising at ground floor level, a Domino's, McDonald's and Costa Coffee. The Odeon cinema has 5 screens. The property fronts the London Road/Balderton Gate car park which lies adjacent to the town centre and provides 156 car spaces.



Description

Forming part of the Odeon cinema complex, this property comprises a ground floor lock-up retail shop, having a modern aluminium shop front with ramped access, having concrete flooring, suspended ceilings with fluorescent lighting, with heating via an electric radiator, together with a wash handbasin and ventilation duct. The shop incorporates a WC with disabled access. The unit provides a frontage to the London Road car park of circa 6.5 m (21 ft 4 in) and extends to a retail sales area of circa 74.6 m² (803 ft²).





Accommodation

The retail unit provides the following:

Description		
Frontage	6.5 m	21 ft 4 in
Built Depth	11.7 m	38 ft 4 in
Retail sales area	74.6 m ²	803 ft 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: £13,750

Planning

The property has planning consent for E-Commerce uses.

Rental Terms

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

£15,000 per annum exclusive

In addition, there is a service charge calculated at 4.42% of total expenditure. Including insurance, the service charge to 30 June 2023 was £1,702.69.

