

Prominently located retail/leisure opportunity in Newark

Ground Floor Sales

207.26m² (2,231ft²)

- Prominent location on historic Market Place
- Flexibility for the space to be split
- Prime retail location in Newark
- Suitable for a variety of uses (subject to planning)
- Nearby occupiers include Santander, The Works, WH Smith and Greggs
- Quoting rent - £40,000 per annum exclusive



TO LET



Location



Gallery



Contact

Location

The property is prominently located fronting Market Place and adjacent to Stodman Street, a prime retail location. Market Place holds markets four times a week and is a prominent area linking Stodman Street to Bridge Street, with a busy pedestrian foot flow.

Nearby occupiers including William H Brown, The Works, WH Smith, Boots Opticians, Greggs and Holland & Barrett.

The Property

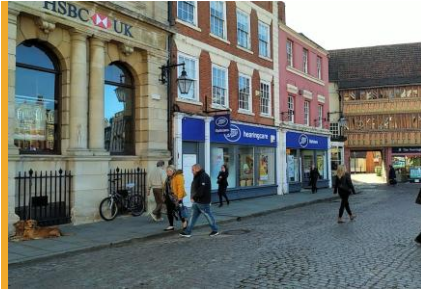
The subject property fronts Market Place and consists of relatively open plan accommodation with a combination of tiled and carpet flooring fitted with a suspended ceiling with recessed LED spotlighting and the benefit of air-conditioned units. The first floor provides ancillary storage space.

There is the flexibility to split the unit to suit specific requirements. Please contact the marketing agents for further details.

EPC

The property has an EPC rating of 91 falling within Band D.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Basement	57.88	623
Ground Floor	207.26	2,231
First Floor	195.37	2,103
Total	460.51	4,957

Lease Terms

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

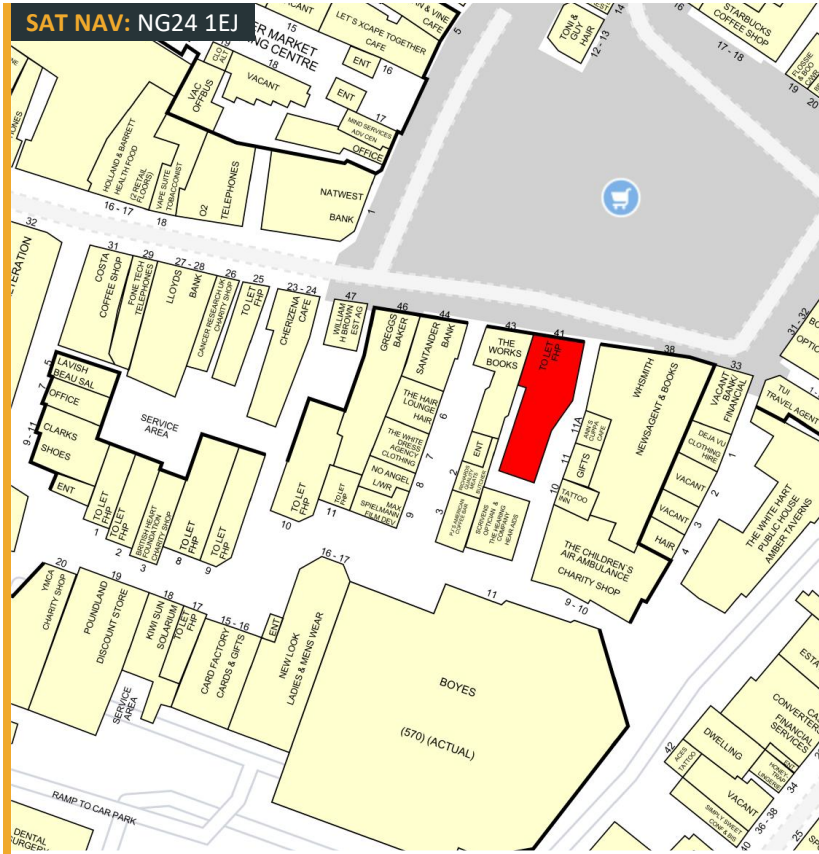
Rent

The property is available at a quoting rent of:

£40,000 per annum exclusive

Planning

We understand 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. This information is for guidance only and all parties should check themselves with the local planning authority.



Business Rates

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

Rateable Value (RV): £44,750
UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.

VAT

VAT is applicable at the prevailing rate.

Further Information

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

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