

## Prominently located kiosk unit in busy shopping centre

41.15m<sup>2</sup>  
(443ft<sup>2</sup>)

- Located in the heart of St Marks Place Shopping Centre
- Prominent position adjacent to upcoming opening of Boyes Superstore (June 2025)
- Fully secure unit via roller shutter door
- Retailers within the vicinity include Kiwi Sun, Boyes, New Look and Air Ambulance
- Small business rates relief for applicable businesses
- Quoting rent - £10,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

Newark is an affluent market and commuter town in Nottinghamshire, which benefits from a vibrant mix of national multiple retailers and regional independent retailers.

St Mark's Shopping Centre is situated adjacent to Stodman Street and the Market Place and benefits from the town's principal car park, which provides 570 spaces.

The premises occupy a prominent location opposite Clarks and Clintons. The scheme is anchored by Boyes opening in June 2025. Other nearby retailers include New Look, Max Spielmann, Card Factory and Kiwi Sun.



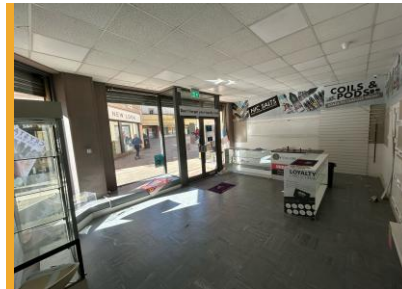
## Accommodation

The property is arranged over ground floor only and extends to the following approximate areas:

| Floor              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 41.15          | 443             |

## EPC

The property has an EPC rating of 55 falling within Band C.





## Lease Terms

The property is available for a term of years to be agreed on an effective full repairing and insuring lease.

## Rent

The property is available at a rent of:

**£10,000 per annum**

## Planning

We understand the property has planning consent for **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche. 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): £11,750

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.



## Service Charge

A service charge is levied for the upkeep and maintenance of the building, please contact the marketing agents for further details.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with 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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