

TO LET

MODERN RETAIL UNITS

The Castlegate Centre
Newark
NG24 1BE

- LAST REMAINING UNITS
- 2 X New Retail Units
- Ready for Occupation
- 241 M2 // 125 M2
- To Let as whole or part
- Heavy passing traffic

Incentives offered with flexible and attractive lease terms.



The Castlegate Centre

A hospitality, leisure and retail hub located within Newark Town Centre.

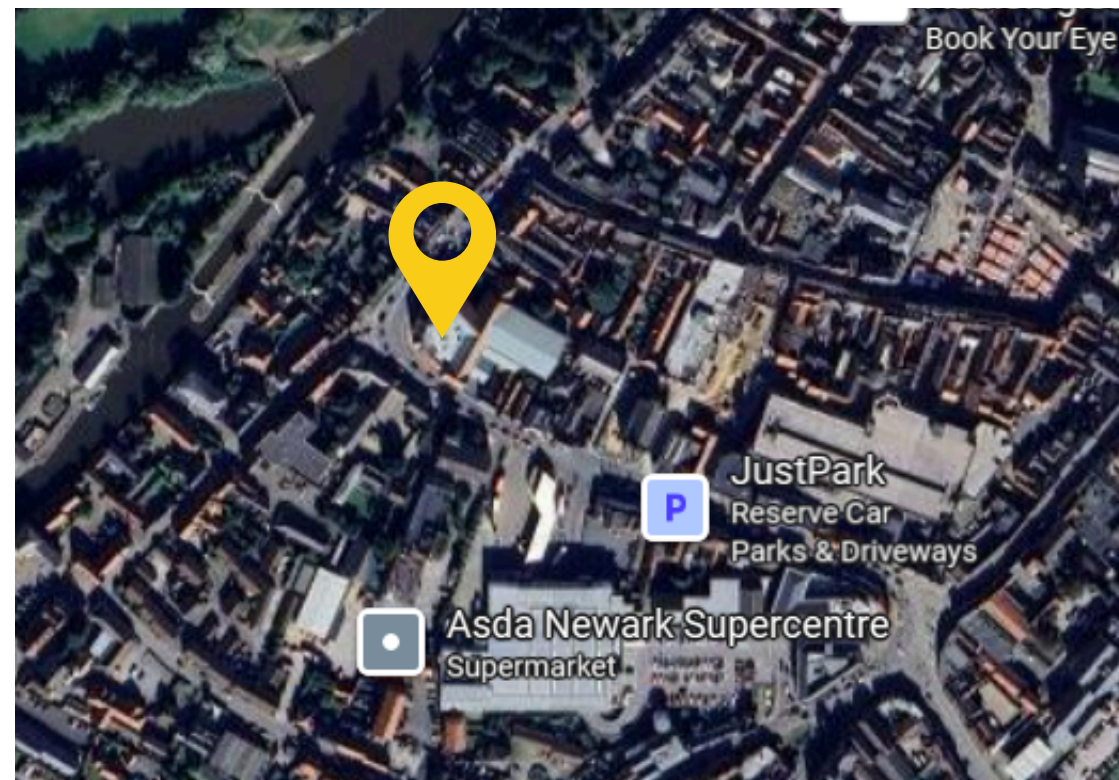
The building occupies a prominent corner position with frontages on to a busy road, on the junction that connects Castlegate and Lombard Street. The surrounding area is an established retail location close to Asda and the new bus station.

The two available retail units have recently been fully refurbished to a shell fit-out ready for tenants fit-out.

They are both self-contained with individual attractive retail frontages and come with their own welfare facilities.

The units are offered with INCENTIVES and FLEXIBLE lease terms considered.

All enquiries are welcomed.



Retail Offering

ONLY two retail units remaining that offer varying different footprints to a shell fit-out ready for an incoming tenant to take occupation immediately, with incentives

	Property Type	Size (m ²)	Status	Rent (PAX)	Rateable Value
Unit 1	Retail	LET	LET	LET	To be assessed
Units 2-3	Retail	241	TO LET	£20,000 P.A.X	
Unit 4	Retail	125	TO LET	£12,000 P.A.X	

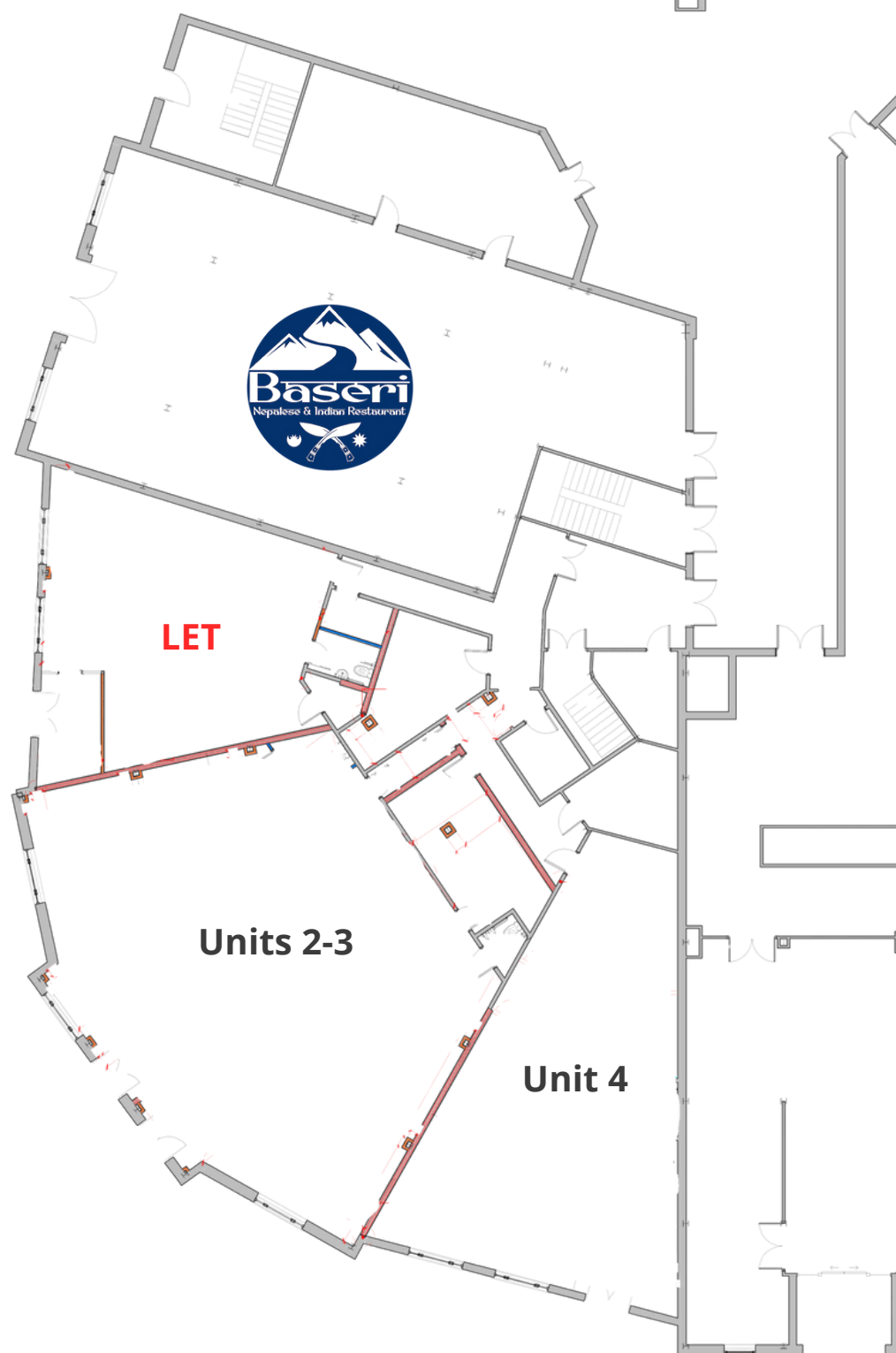
Note, the units are available as a whole or in parts.

Lease Terms

Each unit is available TO LET on new Full Repairing and Insuring Terms at the rents included in the attached schedule. A deposit to the equivalent of 3 months rent may be required.

Incentives to Tenants

The landlord is happy to consider incentives such as **rent free periods** and **flexible lease terms** for early occupation. We request that any interested parties contact the agents for further information.



FURTHER INFORMATION

EPC

Units 2-3: B26

Unit 4: A25

Business Rates

The Rateable Values will need to be reassessed following the refurbishment works.

Service Charges

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas. Full details on request.

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.



Floorplans and dimensions are taken from architectural drawings and are for guidance only, these maybe subject to change throughout the build programme. Dimensions stated are with a tolerance to be expected. Computer generated images are for illustrative purposes and not to scale.

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