



TO LET – £29,950 + VAT PAX

Market Place, Newark, Nottinghamshire NG24 1DT

Retail/Restaurant Opportunity



Wood Moore & Co.
Property Consultants and Chartered Surveyors

Retail/Restaurant TO LET

- Extending to 3,680 ft² (341.9 m²)
- Former Wetherspoons Pub in busy historic Market Place Location
- Ideal restaurant, cafe or retail showroom
- Attractive Listed Building
- Prosperous market town
- To Let on new lease £29,950 p.a.x



Description

Extensive ground floor premises with prominent return frontage set within an attractive Grade II Listed building located on the historic Royal market Place at the heart of the at the town's retail core.

The accommodation provided extends to:

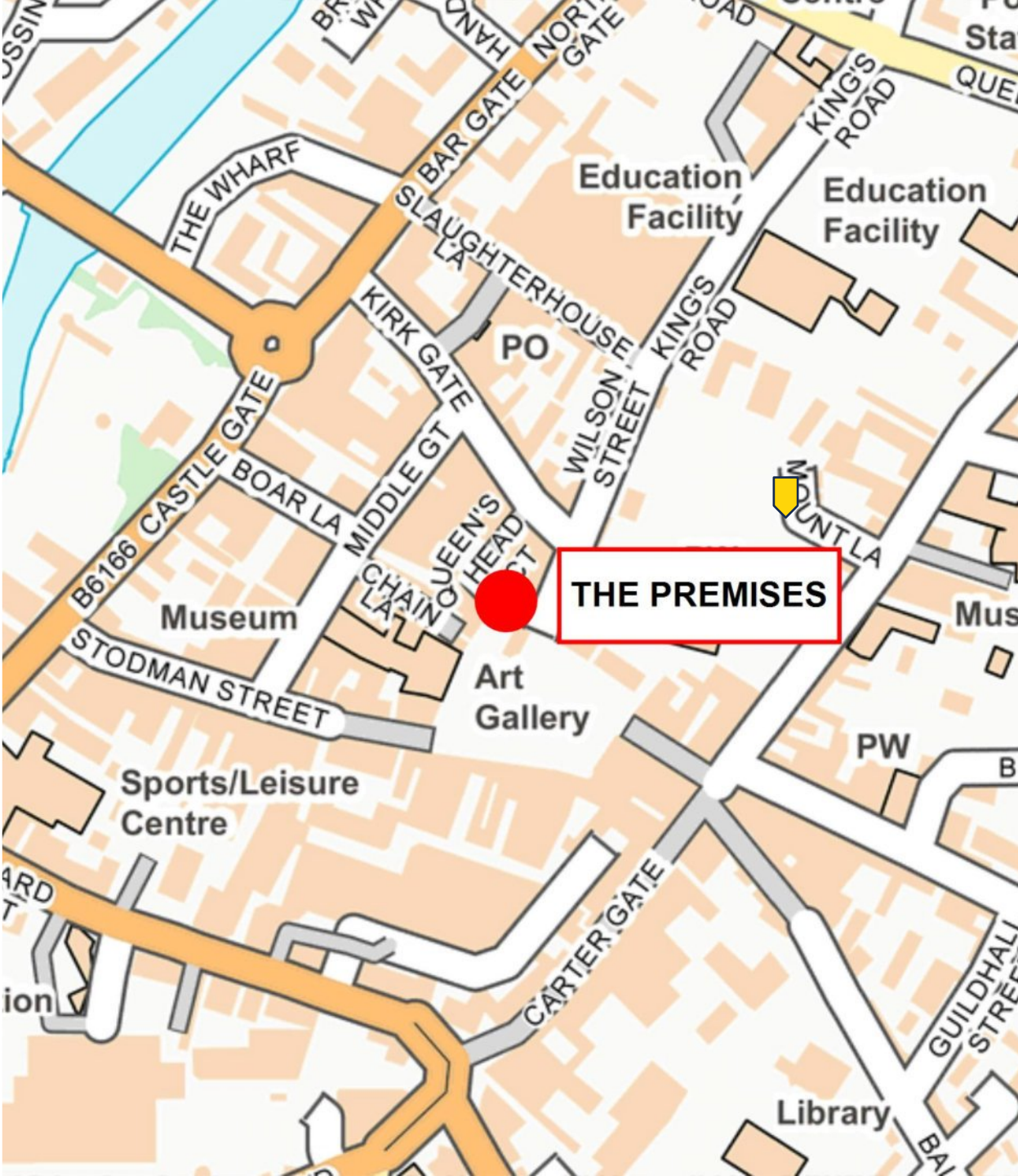
Description	Level	Sq Ft	Sq M
Retail & Ancillary	Ground	3,680	341.9

Detailed floor plans are available on our [website](#) or can be emailed on request.

Location

Prominently located retail premises situated in Newark's busy historic Royal Market Place and being within easy distance of all the local facilities and amenities.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 with a district population of approximately 100,000. The Town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 30 minutes' drive.



Further Information

Services

All mains services are available for connection to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

EPC

The building has an EPC Rating of B (34).

Business Rates

The current Rateable Value as a Public House & Premises is £39,000. NB This assessment relates to the whole building including the upper floors which are to be converted to flats. The Rateable Value will therefore need to be re-assessed.

Lease Terms

TO LET by way of a new Effective Full Repairing and Insuring lease with all other terms remaining negotiable. A rent deposit equivalent to 3 months' rent is payable in respect of these premises.

Costs

Each party to bear their own legal & other costs incurred in creating a new lease

VAT

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

Viewings

Strictly by appointment only:

Wood Moore & Co Ltd, Navigation House, 48 Millgate, Newark, NG24 4TS.

Tel: 01636 610906





Jamie Thorpe MSc MRICS
Director
T: 07304 072391
E: jthorpe@woodmoore.co.uk

Jasper Caudwell BSc (Hons) MRICS
Director
T: 07951344794
E: jcaudwell@woodmoore.co.uk

Garry Wood MRICS
Director
T: 07790 831915
E: garry@woodmoore.co.uk