

TO LET TOWN CENTRE UNITS

32 STODMAN STREET
NEWARK
NG24 1AW

- 4 X Brand New Retail/Office Units
- Ready for June 2026
- Flexible options
- Spaces range from 63 sqm - 179 sqm
- To Let as whole or part
- Former M&S Re-Development
- Incentives offered

In partnership with Newark & Sherwood District Council.



WOOD MOORE

Be part of Newark's most significant town centre redevelopment programme

The proposals will see the delivery of 29 high quality residential homes above 4 prime ground floor commercial units, all set within the former M&S building.

The development has been sympathetically designed with eye-catching vibrant characteristics, this together with the accommodation on offer all aims towards attracting more people to the town centre.

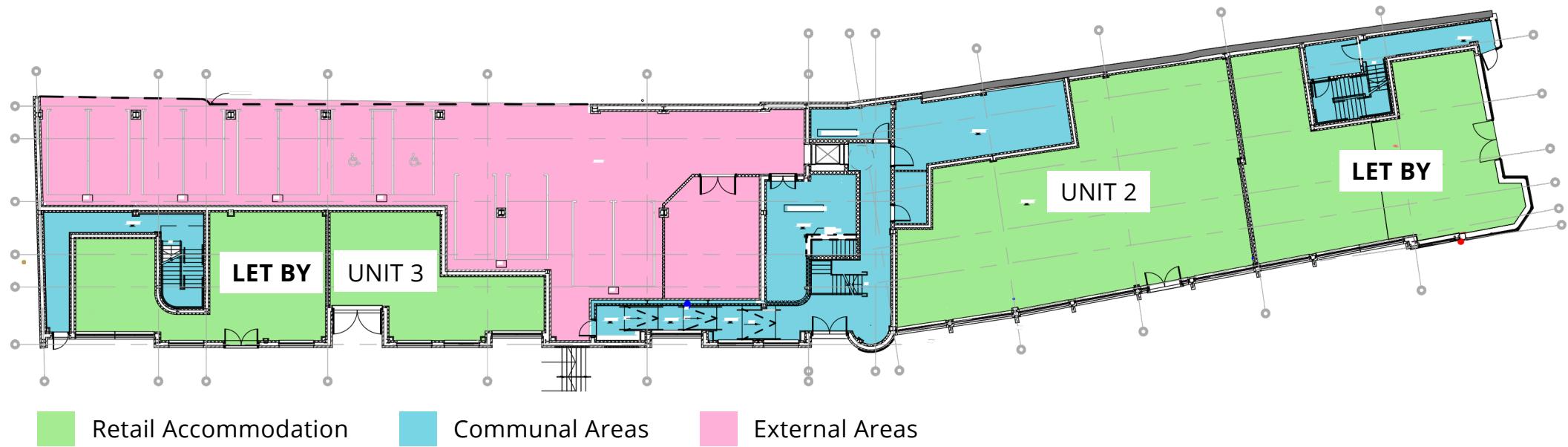
It also puts emphasis on bringing sustainable aspects into the design, utilising solar panels on the roof, modern insulation and a number of green planting areas expanding down St Marks Lane.



IN PARTNERSHIP WITH:



Commercial Offering



We're excited to offer vibrant new commercial spaces **TO LET** in the heart of the town centre—perfectly positioned to attract high footfall and support growing businesses in a thriving community hub.

	Use	Size (m ²)	Status	Rent (PAX)	Rateable Value
Unit 1	Retail	132.5	UNDER OFFER	£30,000 P.A.X	On practical completion
Unit 2	Retail/Office	179	TO LET	£30,000 P.A.X	
Unit 3	Retail/Office	82.9	TO LET	£12,000 P.A.X	
Unit 4	Retail/Office	63.6	UNDER OFFER	£10,000 P.A.X	

Brand-new commercial space located in the centre of Newark's vibrant town centre, with a total of 458 m² (4,930 ft²) of high-quality, purpose-built commercial spaces, the units offer exceptional opportunity for businesses looking to thrive in a bustling, well-connected location. The units are available **TO LET** individually.

FURTHER INFORMATION

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 will be required.

EPC

Each unit will have an EPC prepared on practical completion.

Business Rates

The Rateable Value will be assessed on practical completion.

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.

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.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

