

Retail TO LET

WOOD MOORE



21 Kirkgate, Newark, NG24 1AD

Prime retail opportunity with frontage onto Kirk Gate in the heart of Newark's retail core.

Summary

| | |
|----------------|---|
| Tenure | To Let |
| Available Size | 1,617 sq ft / 150.22 sq m |
| Rent | £18,750 per annum |
| Service Charge | £395 per annum This is approx. and is subject to change. |
| Rates Payable | £4.94 per sq ft |
| Rateable Value | £16,000 |
| EPC Rating | C (54) |

Key Points

- Prominent Ground Floor Retail
- Attractive Grade II building
- Retail Sales Area: 85 sqm / 916 sqft
- Basement Storage: 65 sqm / 701 sqft
- Available from 27 July 2025
- Adjacent national operators

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DESCRIPTION

The Property extends to 1,617 sq ft and provides ground floor sales with basement storage with prominent frontage on to Kirkgate, the primary shopping area of the town.

LOCATION

Attractive Grade I listed premises which are situated in a prominent location on Kirkgate and close to the Morrisons supermarket. Newark is an attractive and thriving market town with a resident population in the order of 36,000 with a district population of approximately 90,000. The town is wel served with excelent 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.

ACCOMMODATION

The property comprises a ground floor sales area and a basement store:

| Name | Building Type | sq ft | Availability |
|----------------------|---------------|--------------|--------------|
| Ground - Retail Area | Retail | 916 | Available |
| Basement - Storage | Retail | 701 | Available |
| Total | | 1,617 | |

TERMS

To Let on new Ful Repairing & Insuring lease for a term to be agreed at an initial rent of £18,750 p.a exclusive.

SERVICES

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

SERVICE CHARGE

The Tenant will be responsible for the payment of an annual service charge. Full details on request.

RATEABLE VALUE

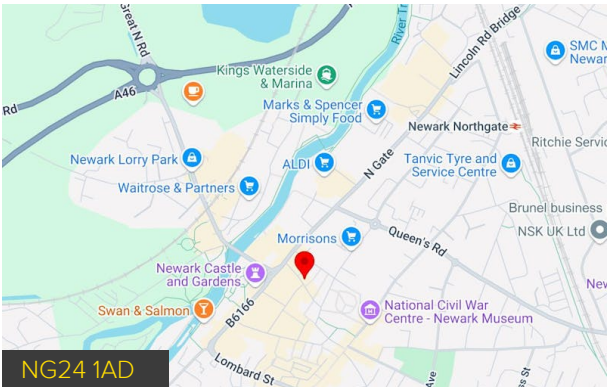
The premises have a rateable value of £16,000 (obtained from VOA website). Al enquiries regarding Business Rates, contact NSDC Business Rate Department on Tel. 01636 650000.

EPC

The premises have a rating of Band C (54). A copy of the certificate is available on request.

VAT

All sum quoted are exclusive of, but liable to, VAT at the prevailing rate.



Viewing & Further Information

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