

WOOD MOORE



35 Kirk Gate, Newark, NG24 1AD

To Let | 350 to 1,271 sq ft

Double fronted retail unit situated in the heart of Newark town centre and very close to the Market Place.

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Summary

- Rent: £15,000 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (62)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

The Property comprises an attractive Grade II Listed and double fronted retail premises in the heart of Newark town centre.

The building provides well apportioned accommodation with a prominent retail frontage on to Kirk Gate. The upper floors are set out as a range of office suits ancillary to the retail space.

The accommodation is fit out to a high standard comprising of carpeted floors, floor boxes, LED and feature lighting, painted walls and heating via a combination of air condition and wall mounted radiators.

Location

Newark is an historic and thriving market town in Nottinghamshire. Renowned for its attractive Georgian architecture and rich heritage, Newark offers a vibrant blend of independent retailers, national operators, cafés, and leisure uses, all centered around the bustling Market Place.

The town benefits from strong transport connectivity, with direct rail services to London, Nottingham, and Lincoln, as well as excellent road links via the A1, A46, and A17, making it highly accessible for both commuters and visitors. Newark North Gate station provides a particularly strong draw, with journey times to London King's Cross of approximately 75 minutes.

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Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	sq ft	Tenure	Availability
Ground	Retail	550	To Let	Available
1st	Office	350	To Let	Available
2nd	Office	371	To Let	Available
Total		1,271		

Tenure

The Property is available to let on a new full repair and insuring lease at an initial rent of £15,000 per annum exclusive.

Business Rates

The Property has a rateable value of £9,800.

Small business rates relief is therefore available subject to status. We recommend interested parties contact the local charging authority for further information.

Services

We are advised that all mains services are connected to the Property. None of the service installations have been tested and prospects are advised to make their own enquiries.

