

WOOD MOORE

**35 Appleton Gate, Newark, NG24 1JR**

To Let | 438 sq ft

Prime Town Centre Retail Opportunity

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## 35 Appleton Gate, Newark, NG24 1JR

### Summary

- Rent: £7,000 per annum
- Business rates: £5.49 per sq ft / 100% Small business rates relief for qualifying tenants.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (96)
- Lease: New Lease

### Further information

- [View details on our website](#)

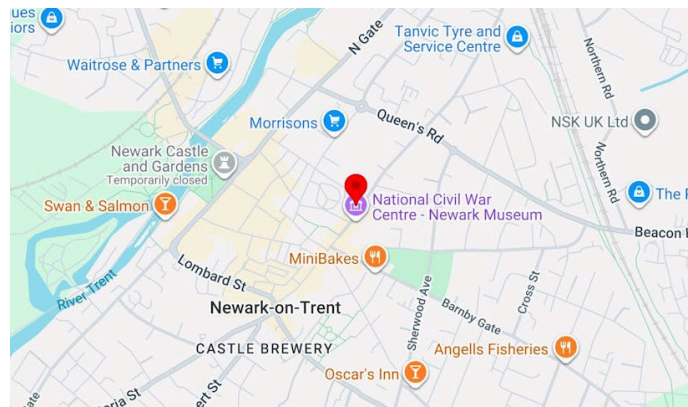
### Contact & Viewings



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### Description

Occupying a prominent position on Appletongate, this well-presented ground floor retail unit offers an excellent opportunity for independent retailers, service providers or businesses looking to establish themselves within Newark's thriving town centre.

The property benefits from an attractive shop frontage, open plan retail accommodation and ancillary facilities, making it suitable for a wide range of occupiers.

### Location

Newark is a well-established and prosperous market town with a resident population of approximately 37,000 and a wider catchment of around 100,000. The town enjoys excellent transport links via the A1, A46 and A17, together with direct rail services to London on the East Coast Main Line. The property is conveniently positioned close to the National Civil War Centre, Palace Theatre and a range of independent retailers, cafés and town centre amenities.

### Accommodation

The property comprises a self-contained ground floor retail unit extending to approximately 438 sq ft (41 sq m) together with kitchenette and WC facilities.

The accommodation provides an open plan sales area that can be readily adapted to suit a variety of business requirements.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (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 and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



### Services

We understand that mains electricity, water and drainage are connected to the property. Interested parties should satisfy themselves as to the capacity and suitability of all services.

### Business Rates

The property has a rateable value of £6,300. 100% small business rates relief will be available for qualifying tenants.

### EPC

The property has an EPC rating of D (96). A copy is available on request.

### Lease Terms

TO LET on a new effective FRI Lease with all other terms remaining negotiable. The equivalent of 3 months rent may be required as a deposit.

### Viewings

Via the sole acting agents.