

Office, Restaurant, Restaurant / Cafe, Retail

TO LET

WOOD MOORE



## 37 Castlegate, Newark, NG24 1BD

Prominent Town Centre Premises With Extensive External Area/Parking

### Summary

Tenure	To Let
Available Size	3,632 sq ft / 337.42 sq m
Rent	£45,000 per annum
Rateable Value	£24,750
EPC Rating	D (86)

### Key Points

- Landmark town centre premises in prominent & busy main road location
- Close to the historic Market Place and retail core
- Ideal for retail, restaurant, office, clinic or consulting room uses
- Includes adjacent car park with potential for extensive outside seating area

# 37 Castlegate, Newark, NG24 1BD

## DESCRIPTION

A unique opportunity to lease prominent former bank premises with adjacent car park (or external seating area) in a prominent town centre location. The property provides largely open plan accommodation and is ideally to a variety of alternative uses (subject to planning) with substantial car parking provision/external area.

## LOCATION

The premises are situated on Castlegate with return frontage to Stodman Street in a prominent town centre location on one of the principal routes linking the town with the A1/A46/A17 junction. The town centre amenities include the historic market place and water front areas, both of which are a short walk from the property. Newark is an attractive market town with a resident population in the order of 40,000 serving a district population of over 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	Floor/Unit	Size	sq ft	sq m
Ground	Ground	1,868 sq ft	1,868	173.54
1st	1st	878 sq ft	878	81.57
Basement	Basement	886 sq ft	886	82.31
Total			3,632	337.42

## LEASE TERMS

The property is available To Let on a new Full Repairing & Insuring lease for a term to be agreed.

## RENT

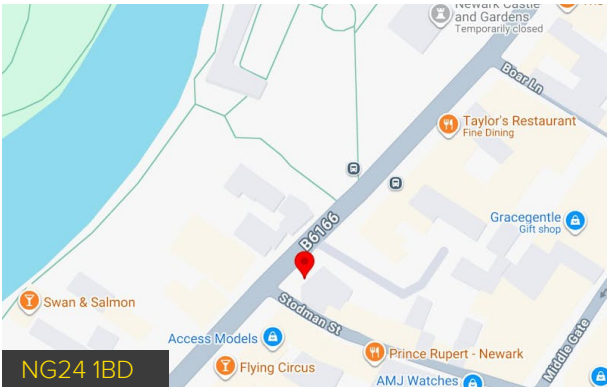
£45,000 p.a.x

## VAT

All sums quoted are exclusive of, but may be liable to VAT at the prevailing rate

## COSTS

Each party to be responsible for their own legal & professional costs incurred in creating the new lease



## Viewing & Further Information

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