

Retail

TO LET

WOOD MOORE



4a Northgate, Newark, NG24 1EZ

Manageable highly prominent retail unit close to the town centre of Newark.

Summary

Tenure	To Let
Available Size	234 sq ft / 21.74 sq m
Rent	£4,500 per annum
Service Charge	N/A
Rates Payable	£4.74 per sq ft 100% small business rates relief may apply.
Rateable Value	£2,225
EPC Rating	E (105)

Key Points

- Ground floor retail unit close to the town centre.
- Accommodation extending to approx. 234 ft² (27.1 m²)
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- TO LET on a new lease for £4,500 pa

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DESCRIPTION

The premises comprises a manageable ground floor retail area with rear storage/office situated with frontage onto Northgate, a busy vehicular road.

LOCATION

The premises are situated off the town centre, being within all local facilities and amenities, close to the historic market square. Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 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.

TERMS

The property is available To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £4,500 pa.

SERVICES

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

RATEABLE VALUE

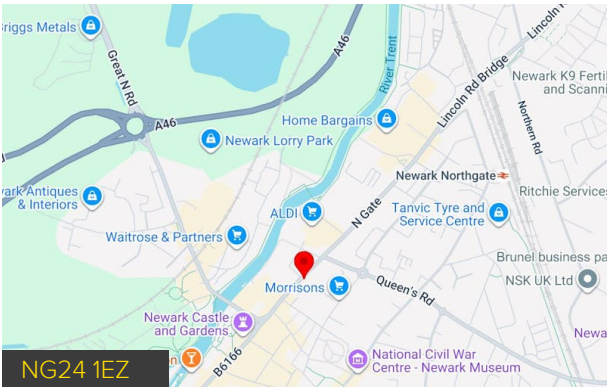
The property has a Rateable Value of £2,225 (obtained from VOA website). An incoming tenant may be eligible for small business rate relief

EPC

The property has an EPC Rating of E (105).

VAT

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



Viewing & Further Information

JASPER CAUDWELL

01636 610 906 | 07951 344794

jcaudwell@woodmoore.co.uk

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