



WOOD MOORE

14 Chain Lane, Newark, NG24 1AU

To Let | 225 sq ft

Town Centre Recently Refurbished Shop

woodmoore.co.uk

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Summary

- Rent: £6,600 per annum
- Business rates: £8.98 per sq ft 100% small business rates relief available for qualifying tenants.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

The premises are self-contained and form part of a Grade II Listed building with a prominent frontage to Chain Lane, an attractive retail street scene which connects Middlegate with the Market Place. There has been refurbishment works undertaken in recent years including the installation of energy efficient lighting and new flooring.

Location

Newark is an attractive and thriving market town with a population of 36,000 with regular markets serving a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A1, A46 & A17 trunks roads, and the East Coast main rail line to London. The surrounding Cities of Nottingham and Lincoln are both within approximately 40 minutes' drive.

Terms

The premises are available 'To Let' on a new lease for a term to be agreed at a rent of £6,600 per annum plus VAT. The Lease will be on an internal repairing basis with a service charge payable for external repairs and insurance (£25 pcm).

Services

We understand that mains electricity, water and drainage are connected to the property.

Rateable Value

The rateable value is £4,050 (information obtained from the Valuation Office Agency Website).

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.



Interested parties should make their own enquiries as to the capacity and suitability of the services available.

An incoming tenant may be eligible for Small Business Rate Relief, subject to status. All enquiries regarding Business Rates should be made directly to NSDC's Business Rate Department – Tel. 01636 650000.

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

Legal Fees

Each party to be responsible for their own legal and professional costs incurred in creating the Lease.

Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Main Retail Area	170 sq ft	Available
Ground - Kitchen	30 sq ft	Available
Ground - Store	25 sq ft	Available