

Retail

TO LET / FOR SALE

WOOD MOORE



4 Stodman Street, Newark, NG24 1AN

A prominent retail unit fronting Stodman Street in the heart of Newarks retail core.

Summary

Tenure	To Let / For Sale
Available Size	648 sq ft / 60.20 sq m
Rent	£11,950 per annum
Price	£130,000
Service Charge	N/A
Rates Payable	£3,542.90 per annum Small business rate relief may be available (subject to status).
Rateable Value	£7,100
EPC Rating	E (124)

Key Points

- Prominent town centre retail location in close proximity to the historic market place
- 648 ft2 (60.2 m2) Approx
- Freehold FOR SALE £130,000 or TO LET £11,950
- Ground floor with first floor open plan sales / storage area
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross

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DESCRIPTION

The property comprises a two storey retail premise FOR SALE (may let) situated in Newark town centre.

LOCATION

The premises are situated in an excellent established trading location close to the historic market place and on route to the busy Castlegate near to Newark castle. 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.

ACCOMMODATION

The property comprises a ground floor area extending to 313 sq ft with 335 sq ft over at first floor level.

Floor/Unit	Building Type	sq ft	Rent	Price	Availability
Ground	Retail	313	£11,950 /annum	£130,000	Under Offer
1st	Retail	335	-	-	Under Offer
Total		648			

SERVICES

All mains services are believed to be available for connection. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

TENURE

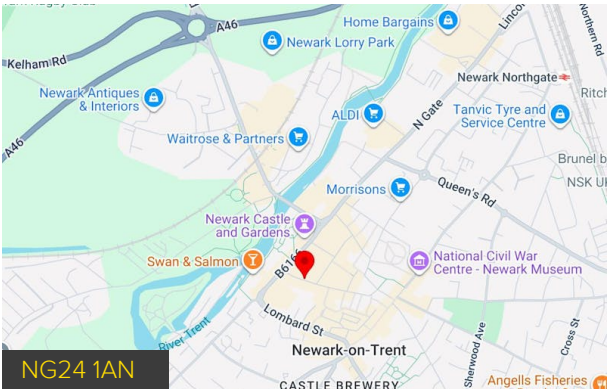
The Freehold is available to purchase for £130,000 or alternatively at £11,950 pa

VAT

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

EPC

The premises have an EPC rating of E (124) a copy of the certificate will be available upon request.



Viewing & Further Information

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