

E Class restaurant (with extract), Retail

TO LET



1 Church Street, Newark, NG24 1DT

Prime retail and restaurant opportunity with a prominent frontage on to Newark Market Place

Summary

Tenure	To Let
Available Size	3,680 sq ft / 341.88 sq m
Rent	£29,950 per annum
Service Charge	N/A
Rates Payable	£5.29 per sq ft This current assessment relates to the whole building including the upper floors which are to be converted. The Rateable Value will therefore need to be re assessed.
Rateable Value	£39,000
EPC Rating	B (34)

Key Points

- Extending to 3,680 ft² (341.9 m²)
- Ideal restaurant cafe or retail showroom
- To Let on new lease £29,950 p.a.x
- Former Wetherspoons Pub in busy historic Market Place Location
- Attractive Listed Building, Prosperous market town

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DESCRIPTION

Extensive ground floor premises with prominent return frontage set within an attractive Grade II Listed building located on the historic Royal market Place at the heart of the town's retail core. The accommodation provided extends to: 3,680 sq ft. Detailed floor plans are available on our website or can be emailed on request.

LOCATION

Prominently located retail premises situated in Newark's busy historic Royal Market Place and being within easy distance of all the local facilities and amenities. Newark is an attractive and thriving market town with a resident population in the order of 37,000 with a district population of approximately 100,000. The Town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 30 minutes' drive.

ACCOMMODATION

The Property comprises a ground floor retail premises with wide return frontage on to the Market Place and Church Street of Newark. The Building has a main sales area, with rear bar, kitchen and facilities areas.

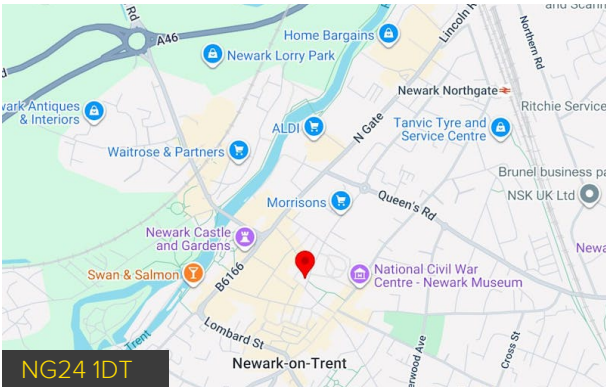
Floor/Unit	Building Type	sq ft	Tenure	Rent	Rent (sq ft)	Availability
Ground	Retail	3,680	To Let	£29,950 /annum	£8.14	Available
Total		3,680			£8.14	

SERVICES

All mains services are available for connection to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

TENURE

TO LET by way of a new Effective Full Repairing and Insuring lease with all other terms remaining negotiable. A rent deposit equivalent to 3 months' rent is payable in respect of these premises.



Viewing & Further Information

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