

WOOD MOORE

t: 01636 706 230  
iarestaurant.com

Pet Foods Plus 01636 610044  
FREE LOCAL DELIVERY

18 St. Marks Lane, Newark, NG24 1XS

For Sale | 1,166 sq ft

Town Centre Investment For Sale. Business Unaffected.

woodmoore.co.uk

# 18 St. Marks Lane, Newark, NG24 1XS

## Summary

- Price: £175,000
- VAT: Applicable
- EPC: C (57)

## Further information

- [View details on our website](#)

## Contact & Viewings



Jasper Caudwell  
01636 610 906 | 07951 344794  
jcaudwell@woodmoore.co.uk



Jamie Thorpe  
01636 610 906 | 07304 072 391  
jthorpe@woodmoore.co.uk



## Description

Town centre retail investment opportunity. Modern brick built shop unit with ground and first floor retail accommodation. Long established independent retail tenant. Ideal investment opportunity with long term potential for conversion of first floor accommodation

## Location

Situated at the heart of the town centre in a busy thoroughfare location, St Marks Lane links the ASDA supermarket & car park with Stodman Street & town's historic Royal Market Place

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Size	EPC	Availability
Ground – Retail & Ancillary	Ground	588 sq ft	C (57)	Available
1st – Retail & Ancillary	1st	578 sq ft	C (57)	Available

## Rateable Value

The property has a Rateable Value of £10,250 reducing to £8,300 from 1st April 2026



## Services

All mains services are currently connected to the property

## Tenure

The property is offered for sale Freehold subject to and with the benefit of a new 10 year Full Repairing & Insuring lease at a rent of £13,000 p.a. + VAT subject to rent review and option to break on the 5th anniversary. Further details are available on request.

## Price

£175,000 + VAT

## VAT

VAT is payable in respect of a sale of this property although it is anticipated that VAT TOGC Rules will apply. (Potential purchasers should take their own professional advice in this regard).

## Viewing

Viewing is STRICTLY BY APPOINTMENT ONLY

