

Office TO LET



52 Stodman Street, Newark, NG24 1AN

Modernised Upper Floor accommodation over three floors in the centre of Newark.

Summary

Tenure	To Let
Available Size	1,168 sq ft / 108.51 sq m
Rent	£6,750 per annum
Rateable Value	£6,000 Occupiers may be eligible for 100% 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
EPC Rating	Upon enquiry

Key Points

- Modernised Upper Floor accommodation over three floors.
- Excellent town centre location close to historic Market place and Newark Castle
- 100% Business rates relief available (subject to status)
- Ideal beauty clinic, hairdressers, consulting rooms or offices
- Ground floor reception to first floor, rooms & kitchen facilities to the second floor and further room to third floor.
- Available TO LET £6,750 p.a.

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DESCRIPTION

Ground floor reception, access is gained via a private entrance from Stodman Street with stairs rising to the upper floors.

LOCATION

The premises are situated in an excellent established trading location close to the historic market place and on route to the busy Castlegate and Newark castle. Newark is an attractive and thriving market town with a resident population in the order of 36,000 with a district population of approximately 90,000. 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 upper floor offices / beauty space, suitable for a variety of uses.

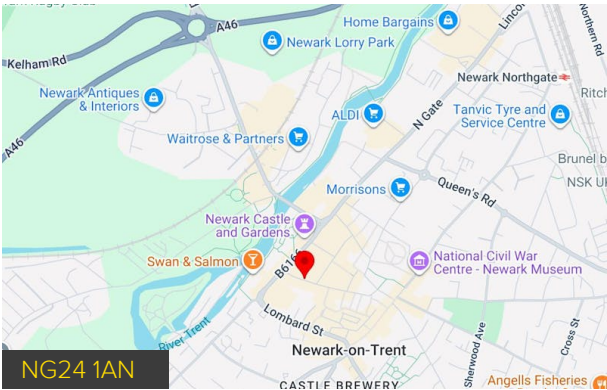
Name	Building Type	sq ft
1st - Room 1	Office	141
1st - Room 2	Office	135.60
1st - Room 3	Office	117.30
1st - Store	Office	95.70
2nd - Room 4	Office	268
2nd - Room 5	Office	127
2nd - Kitchen	Office	60.30
3rd - Room 6	Office	223.90
Total		1,168.80

SERVICES

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

LEGAL FEES

An incoming tenant will be responsible for the landlords reasonable legal fees incurred in the creation of a new lease.



Viewing & Further Information

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