

WOOD MOORE



19 Middle Gate, Newark, NG24 1AG

To Let | 867 sq ft

Prime Town Centre Retail Opportunity TO LET

woodmoore.co.uk

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Summary

- Rent: £10,000 per annum Incentives offered.
- Business rates: £5.95 per sq ft
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (92)
- Lease: New Lease

Further information

- [View details on our website](#)

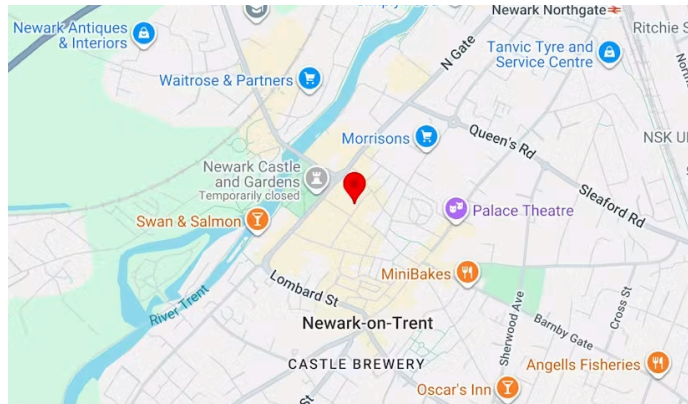
Contact & Viewings



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Description

A prominently positioned retail premises occupying a highly visible trading position on Middle Gate, one of Newark's principal retailing destinations.

The property provides well-presented accommodation arranged over ground and first floors, benefiting from an attractive glazed frontage, ancillary office and storage accommodation, together with staff facilities. Offered with Class E planning consent, the premises are suitable for a wide variety of retail, leisure, office, medical and professional occupiers.

An excellent opportunity to secure representation in one of Newark's most established commercial locations.

Location

The property occupies a prime position on Middle Gate, linking Newark Market Place with Stodman Street and Paxton's Court Shopping Centre.

The surrounding area is home to a strong mix of national retailers, independent businesses, cafés and professional services, generating consistent pedestrian footfall throughout the day. Newark continues to benefit from sustained residential and commercial growth, together with excellent connectivity via the A1, A46 and East Coast Main Line.

Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground – Sales Area & Ancillary	450 sq ft	Available
1st – Offices & Stores	417 sq ft	Available

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 place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Viewings

Viewings are strictly via the appointed letting agents.

Terms

The property is available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed, at a quoting rent of £10,000 per annum exclusive. The Landlord may request a deposit.

Rateable Value

Rateable Value: £13,500. The Government's reduced small business multiplier helps to minimise occupational costs for many eligible occupiers.

VAT

We understand that the property is not subject to VAT.

