

Retail

TO LET / FOR SALE

WOOD MOORE



33-35 Cartergate, Newark, NG24 1UA

Ground floor retail premises with upper floor offices available for sale or by way of new letting.

Summary

Tenure	To Let / For Sale
Available Size	1,173 sq ft / 108.98 sq m
Rent	£9,000 per annum
Price	£125,000
Rates Payable	£3,942.10 per annum We understand full small business rate relief will be available to businesses that qualify.
Rateable Value	£7,900
EPC Rating	C (54)

Key Points

- Ground floor retail premises approx. 817 ft² (75.90 m²)
- Eligible for small business rates relief (subject to status)
- TO LET on a new Lease at £9,000 p.a.
- First Floor office accommodation approx. 356 ft² (33.04 m²)
- Short walk to historic Market Place & Town Centre
- FOR SALE at £125,000

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DESCRIPTION

An attractive Grade II Listed two storey property comprising of a retail area to the front, facing on to Cartergate with two large windows. A further large retail section to the rear. Office accommodation and store to the first floor with rear yard.

LOCATION

The premises are located on Cartergate, Newark close to the Travel Lodge Hotel, Asda retail area, St Mark's shopping precinct, historic market place and NCP multi-storey car park. The approximate location of the premises is shown on the attached location plan. Newark is an attractive and thriving market town with a resident population in the order of 36,000 with regular markets serving 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 45 minutes drive

ACCOMMODATION

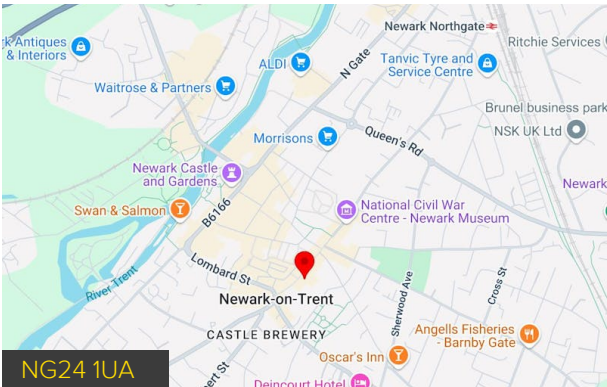
Building Type	sq ft	Tenure	Rent	Price	Availability
Retail	1,173	For Sale / To Let	£9,000 /annum	£125,000	Available
Total	1,173				

SERVICES

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

TENURE

The property is available TO LET on a new lease at a rent of £9,000 p.a. (subject to lease terms and status). Alternatively offers over £125,000 are invited for the Freehold



Viewing & Further Information

JAMIE THORPE

01636 610 906 | 07304 072 391

jthorpe@woodmoore.co.uk

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