

WOOD MOORE

The Kiosk, 23B London Road, Newark, NG24 1TN

To Let | 1,054 sq ft

Prominent Town Centre Unit To Let (May Sell)

woodmoore.co.uk

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Further information

- [View details on our website](#)

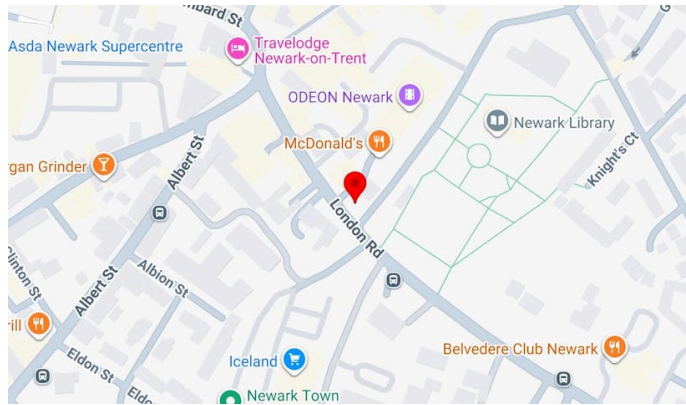
Contact & Viewings



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Description

A single-storey brick & slate building originally constructed as a public convenience with a retail/takeaway unit to the front. It now has full planning permission for Class E use. The property has a prominent return frontage and forecourt area providing potential for display or parking. The premises have been stripped out to a shell finish and are in need of a full scheme of fit-out works. Nearby occupiers include McDonald's, Costa, Odeon Cinema & ASDA petrol filling station.

Location

The property is situated in a highly prominent location between the entrance to the London Road car park and the ASDA service station and is within easy distance of all the local facilities and amenities the town centre provides. Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes' drive.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Size	Tenure	Rent	Price
Ground	1,054 sq ft	For Sale / To Let	£15,000 /annum	£150,000

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



Rateable Value

The premises have a rateable Value of £13,750.

Planning

Permission for Change of use to Class E (commercial) including alterations to internal layout and elevations has been granted in accordance with application Ref 23/O2119/FUL. Full details of the application can be viewed on the LPA website.

Services

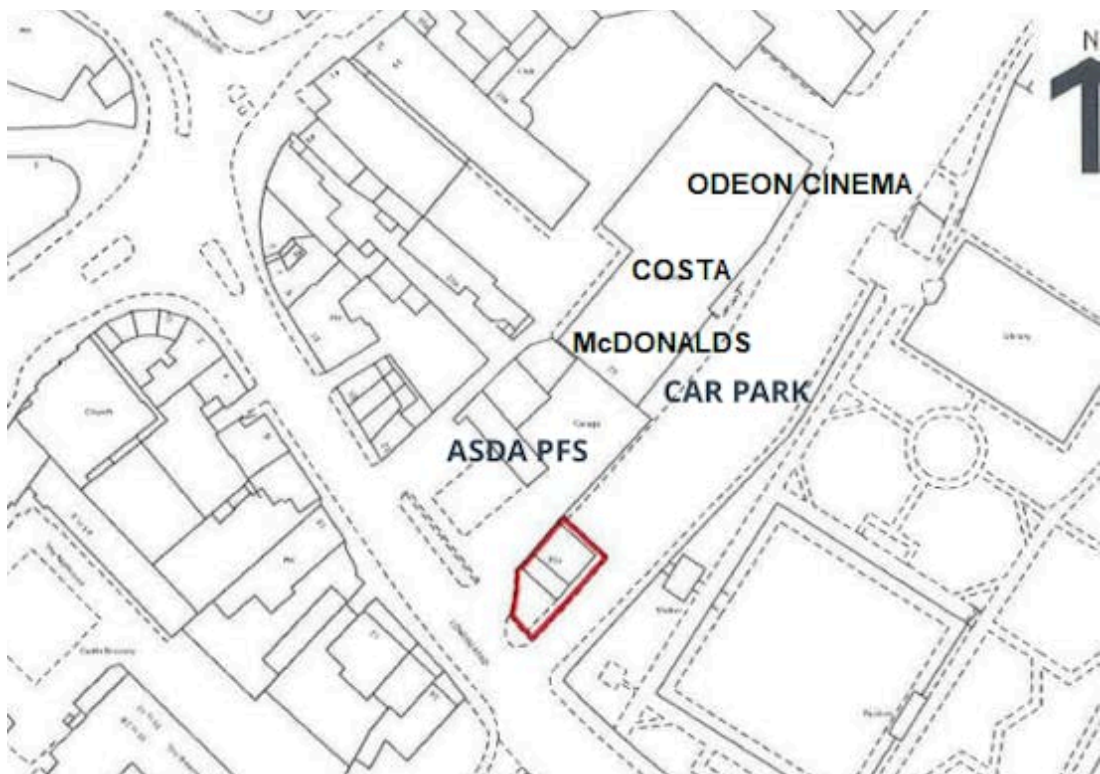
All mains services are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to the suitability/capacity of the services for their intended use.

Tenure

The property is available to let on a new Full Repairing & Insuring lease at an initial rent of £15,000 p.a. Incentives in respect of fit-out works are available (subject to status & terms). Alternatively, consideration may be given to a sale of the freehold at a guide price of offers over £150,000.

VAT

All sums quoted are exclusive of, but may be liable to, VAT at the prevailing rate.



GROUND FLOOR PLAN

ROOF PLAN

NOTES

1. Refer to figure dimensions on this scale.
2. The contractor must report any discrepancies to the architect.
3. All dimensions must be obtained on site before proceeding.
4. The architect disclaims responsibility for variations made from this drawing without their written consent.
5. Please ensure that hand have been on additional loadings in the drawing before starting work.
6. All products are to be used strictly in accordance with the manufacturer's instructions.

Revisions

Revision A: 2011123 - Proposed for landscaping and additional parking (to be removed and revised back to existing arrangement)

Revision B: 040524 - Approximate dimensions added

GUY TAYLOR
Architect

Client: **NEWMARK TOWN COUNCIL**

Project Title: **FORMER SNAX PREMISES AND PUBLIC TOILETS 23A LONDON ROAD, NEWMARK ON TRENT**

Drawing Title: **PROPOSED - GROUND FLOOR PLAN AND ROOF PLAN**

Scale: 1:100 at A3	Job No: 34.521.15
Date: MAY 2023	Draw No: 06/101
Drawn: DO	Rev: B

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