

WOOD MOORE

EAST MIDLANDS
Property
MANAGEMENT LTD
01636 612002
www.emptm.co.uk

29 Carter Gate, Newark, NG24 1UA

To Let | 624 sq ft

Prominent Retail Unit (624 sq ft) WITH ACCESS TO REAR GARDENS

woodmoore.co.uk

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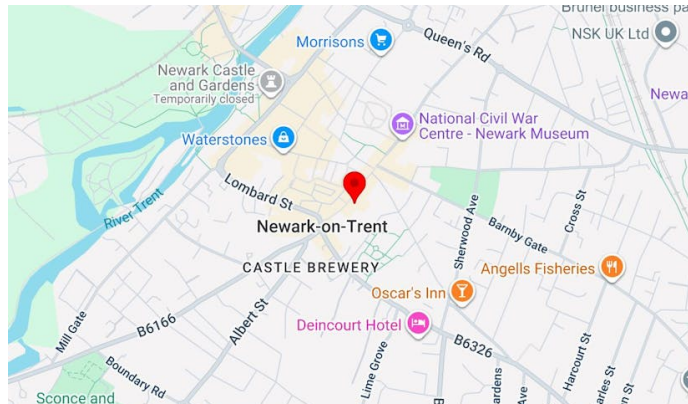
Summary

- Rent: £10,000 per annum
- Business rates: £5.92 per sq ft // 100% small business rates for qualifying parties.
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- BER: C (73)
- Lease: New Lease

Contact & Viewings



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



Description

Prominent attractive retail unit with separate office and storage areas TO LET, with access to landscaped rear gardens and brick built store. The unit is available from the end of October and viewing is essential to appreciate the working environment having access to rear gardens creates.

Incentives available and occupation from end of October.

Location

The Property is located in a prominent position with frontage on to Carter Gate in the heart of Newark Town centre with national operators surrounding, and nearby parking.

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.

Viewings

Viewings are strictly via the sole acting agents, Wood Moore & Co.



Terms

TO LET on a new commercial effective FRI lease from 1st November 2025, with a stepped rent and all other terms remaining negotiable (including incentives where required);

Year 1: £9,000 P.A.X
Year 2: £10,000 P.A.X
Year 3: £11,000 P.A.X

An equivalent to 3 months rent will be required by way of a deposit.

Business Rates

The Property has a rateable value of £7,400 and therefore 100% SMALL BUSINESS RATE RELIEF is available to qualifying tenants.

Energy Performance Certificate

The building has an EPC rating of C (73)

Legal Costs

Each party is to cover their own legal costs incurred in drafting the lease documents.

VAT

We understand that VAT is not applicable to the rent.

