

WOOD MOORE

42 Kirk Gate, Newark, NG24 1AB

To Let | 713 sq ft

Ground floor retail unit extending to 713 sq ft set within a Grade II listed building in Newark's busy town centre.

woodmoore.co.uk

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Summary

- Rent: £9,950 per annum
- Business rates: £4.73 per sq ft (100% small business rates relief available to qualifying tenants)
- VAT: To be confirmed. VAT is applicable if the tenant is VAT registered.
- Legal fees: Each party to bear their own costs
- EPC: D (93)
- Lease: New Lease

Further information

- [View details on our website](#)

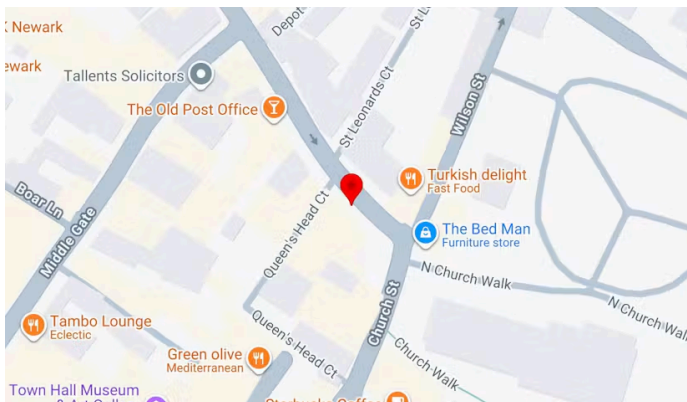
Contact & Viewings



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Description

A well-presented ground floor retail unit situated within an attractive Grade II listed building near the heart of Newark's historic town centre. Benefiting from a prominent position close to the Market Place and Newark Parish Church, the property provides versatile accommodation suitable for a range of retail and business uses.

Location

Newark is a historic and thriving market town offering an attractive mix of independent retailers, established businesses, cafés and leisure amenities centred around its bustling Market Place. The property occupies a prominent position on Kirkgate, close to the heart of Newark town centre, benefiting from strong pedestrian footfall and easy access to the Market Place, Newark Parish Church and a range of national and local occupiers.

The town enjoys excellent transport connectivity via the A1, A46 and A17 trunk roads, together with direct rail services to Nottingham, Lincoln and London from Newark North Gate and Newark Castle stations, making it a highly accessible location for businesses, shoppers and visitors alike.

Accommodation

The accommodation comprises a ground floor retail unit with a front retail area (295 sq ft) and rear retail area (209 sq ft). Ancillary accommodation includes a kitchen (95.6 sq ft) and store room (67.7 sq ft), together with access to shared WC facilities via a communal rear hallway.

Floor/Unit	Building Type	sq ft	Tenure	Availability
Ground	Retail	713	To Let	Coming Soon

Total 713

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.



Tenure

The premises are available to let on a new internal repairing and insuring lease for a term to be agreed, at an initial rent of £9,950 per annum.

Business Rates

The property has a Rateable Value of £7,800.

Small business rates relief is therefore available subject to status. We recommend interested parties contact the local charging authority for further information.

Services

We understand that mains water and electricity are connected to the premises although prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of the services.

VAT

VAT is applicable if the tenant is VAT registered.

