

WOOD MOORE



## 17-18 Market Place, Newark, NG24 1EA

For Sale

Prime Retail investment let to Starbucks. NIY 6.37%.

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## 17-18 Market Place, Newark, NG24 1EA

### Summary

- Price: £600,000

### Further information

- [View details on our website](#)

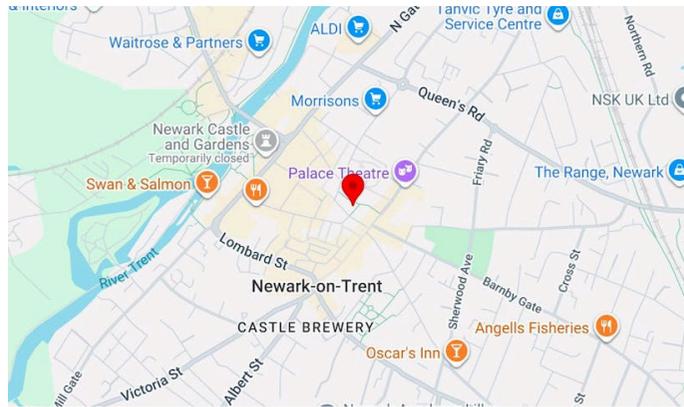
### Contact & Viewings



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### Description

The Property comprises a prime retail investment opportunity, situated in the Heart of Newark Market Place and is let to Starbucks at a passing rent of £40,000 pax.

### Location

The Property occupies arguably the most prominent and desirable retail position in Newark, benefiting from an 18m frontage directly on to the Market Place.

Newark is an historic and thriving market town in Nottinghamshire. Renowned for its attractive Georgian architecture and rich heritage, Newark offers a vibrant blend of independent retailers, national operators, cafés, and leisure uses, all centered around the bustling Market Place.

The town benefits from strong transport connectivity, with direct rail services to London, Nottingham, and Lincoln, as well as excellent road links via the A1, A46, and A17, making it highly accessible for both commuters and visitors. Newark North Gate station provides a particularly strong draw, with journey times to London King's Cross of approximately 75 minutes.

### Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Tenure	Price	Availability
Ground - Starbucks	Retail	1,618	For Sale	£600,000	Available
<b>Total</b>		<b>1,618</b>			

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 Property is available freehold at a price of £600,000.

### Tenancies

The Property is being sold subject to existing tenancies.

The ground floor retail accommodation is let on a secure 10 year lease from 1st August 2025 at an annual rent of £40,000 pax. The lease is subject to an upward only rent review and break option up on the 5th anniversary of the lease.

The upper floors comprise of 5 residential apartments that have been sold off on a single 125 year long lease from 2007 and at a Peppercorn Ground Rent of £250 pa.

### The Investment

The Investment will provide a Net Initial Yield of 6.37%, after allowing for suitable purchaser costs of 5.25%.

The Property is let at £40,000 pax to Soul Coffee House (Central) Limited, T/a Starbucks who provide an excellent covenant and form part of the Soul Foods Group brand and ultimate holding company being Supernova Jersey Holdco LTD. There is an additional £250 pa income from the long leasehold ground rents.

### VAT

If applicable, VAT will be charged at the appropriate rate.