

WOOD MOORE

5 Carter Gate, Newark, NG24 1UA

To Let | 124 to 583 sq ft

Prime Town Centre Commercial Opportunity in the Heart of Historic Newark

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Summary

- Rent: £10,000 per annum
- Business rates: 100% small business rates relief maybe applicable for qualifying tenants.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (100)

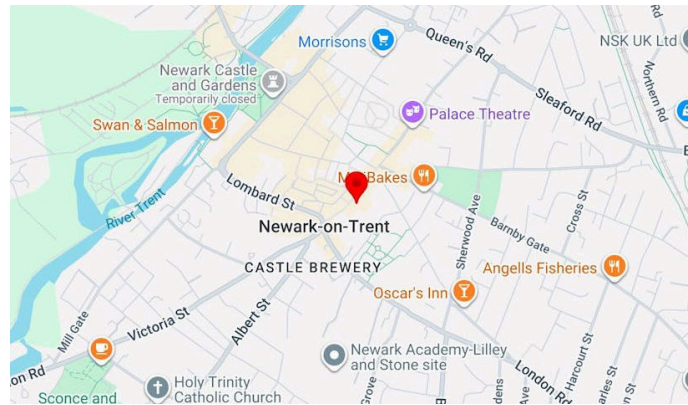
Contact & Viewings



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Description

5 Carter Gate presents an excellent opportunity to acquire a prominent commercial property within Newark town centre.

The ground floor provides an attractive open-plan retail area benefiting from prominent frontage and strong pedestrian visibility. Ancillary accommodation includes rear storage, welfare facilities and additional first-floor storage, together with a useful cellar providing further operational or storage space.

The property lends itself to a variety of commercial, retail, leisure, office or service-based uses, subject to any necessary planning requirements, making it suitable for owner occupiers, investors and businesses seeking a central and accessible town centre presence.

Location

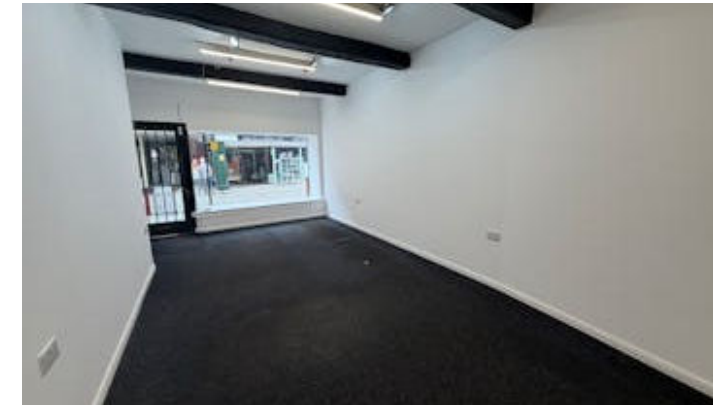
The property occupies a prominent position on Carter Gate, one of the principal routes linking the Market Place with the wider town centre. Newark Market Place, renowned for its regular markets, events and vibrant atmosphere, lies just a short walk away and acts as a focal point for retail, leisure and community activity.

Accommodation

The accommodation comprises the following areas:

Name	Size
Ground – Sales	303 sq ft
Ground – Kitchen	156 sq ft
1st – Store	124 sq ft

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.



Viewings

All viewings are to be arranged via the sole instructed agents.

Terms

To let on a new effective full repairing and insuring lease with all other terms remaining negotiable. A deposit will be required to the equivalent of 3 months rent.

VAT

VAT will be charged at the prevailing rate, where required.

Rateable Value

The property has a rateable value of £9,200. 100% Small business rates relief may be applicable to qualifying tenants.

