

Well presented retail unit in open air shopping centre

Ground floor
74.32m² (800ft²)

- Located in the heart of St Marks Place Shopping Centre
- In close proximity to Poundland, Clarks and British Heart Foundation
- Benefitting from NCP car park directly opposite
- Suitable for a variety of uses (STP)
- In close proximity to Stodman Street development
- Quoting rent - £15,000 per annum



TO LET



Location



Gallery



Contact



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Location

Newark is an affluent market and commuter town in Nottinghamshire, which benefits from a vibrant mix of national multiple retailers and regional independent retailers.

St Mark's Shopping Centre is situated adjacent to Stodman Street and the Market Place and benefits from the town's principal car park, which provides 570 spaces.

This property is also well located and in close proximity to the new Stodman Street development where the former M&S is being redeveloped into a residential scheme and a small retail offering.

The premises benefit from its proximity to a range of national retailers including Clarks, Poundland and Card Factory.



St Marks Place Shopping Centre

- An open air centre mixing historic buildings and quaint courtyards/archways with modern retail units.
- Direct access from the historic Market Place
- Key retailers include WHSmith, New Look, Clarks, Poundland and Card Factory
- Located on a busy pedestrian thoroughfare to Market Place from Asda and the bus station





Accommodation

Floor	m ²	ft ²
Ground floor sales	74.32	800
Basement ancillary	31.22	336
Total	105.54	1,136

Lease Terms

The property is available for a term of years to be agreed on an effective full repairing and insuring lease.

Rent

The property is available at a quoting rent of:

£15,000 per annum

Planning

We understand the property has planning consent for **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche. This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

A copy of the EPC certificate is available on request.

Service Charge

The current service charge figure is £2,120.65 per annum.



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Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £26,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2024 to 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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30/04/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.