

32 Middle Gate | Newark | Nottinghamshire | NG24 1AL

Prominent retail premises located on Middle Gate in Newark

Ground Floor Sales 259.7m² (2,796ft²)

- Excellent frontage of 8.1m (26' 7") to Middle Gate, Newark's prime retail destination
- Well appointed ground floor retail accommodation
- Nearby operators include **White Stuff**, **Savers** and **Co-op Travel**
- Ready for immediate occupation
- Quoting rent - £35,000 per annum exclusive



TO LET



Location



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Location

Newark is a traditional market town with a resident population of over 30,000, it is the principal town of Newark and Sherwood district which has a wider population of over 120,000.

The property is located on the prime retail pitch of Middle Gate, in the heart of the town. Newark is home to a diverse mix of national, regional and independent operators. Nearby operators on Middle Gate include Boots, Loungers, Savers, Co-op Travel and White Stuff.

Description

The property comprises well-appointed open plan retail accommodation, leading to the first floor which houses staff welfare facilities and ancillary storage.

Accommodation

The property is arranged over ground and first floors and extends to the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	259.7	2,796
First Floor	29.1	320
Total	288.8	3,116





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Lease Terms

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

Rent

The property is available at a quoting rent of:

£35,000 per annum exclusive

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.

Business Rates

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

Rateable Value (RV): £32,250

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.



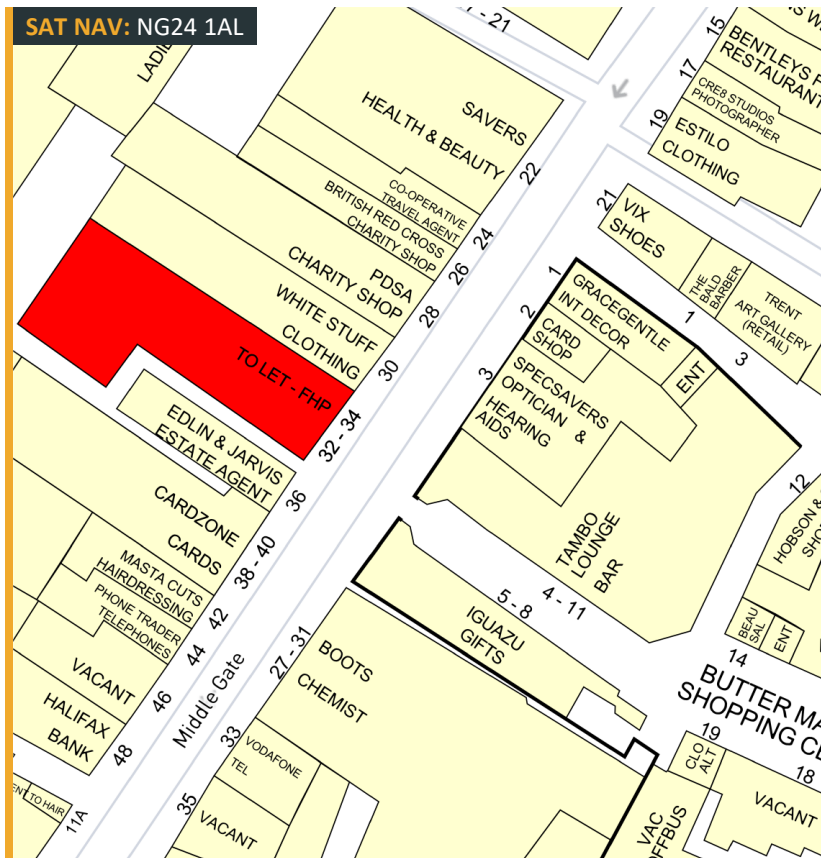
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EPC

The property has an EPC rating of 61 falling within Band C.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

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

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