

38-40 Middle Gate | Newark | Nottinghamshire | NG24 1AL

## Prime retail unit on the main retail pitch in Newark

### Ground Floor Sales 209.31m<sup>2</sup> (2,253ft<sup>2</sup>)

- Excellent prominent frontage onto the prime section of Middle Gate
- Regularly configured and well-presented retail accommodation
- Ground floor - 209.31m<sup>2</sup> (2,253ft<sup>2</sup>)
- First floor - 58.44m<sup>2</sup> (629ft<sup>2</sup>)
- Nearby operators include **Tambo Lounge, Boots, White Stuff** and **Savers**
- Quoting rent - £30,000 per annum



**TO LET**



Location



Gallery



Video



Contact



## 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.

## The Property

With the benefit of a prominent and wide shop front, the property comprises well appointed retail sales space of regular configuration which would suit a wide range of uses (subject to planning).

To the first floor, the property provides good accommodation for ancillary storage, also housing the staff breakout area and welfare facilities.

## EPC

The property has an EPC rating of 76 falling within Band D.





## Accommodation

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

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	209.31	2,253
First Floor Stores	58.44	629
<b>Total</b>	<b>267.75</b>	<b>2,882</b>

## Lease Terms

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

## Rent

The property is available at a rent of:

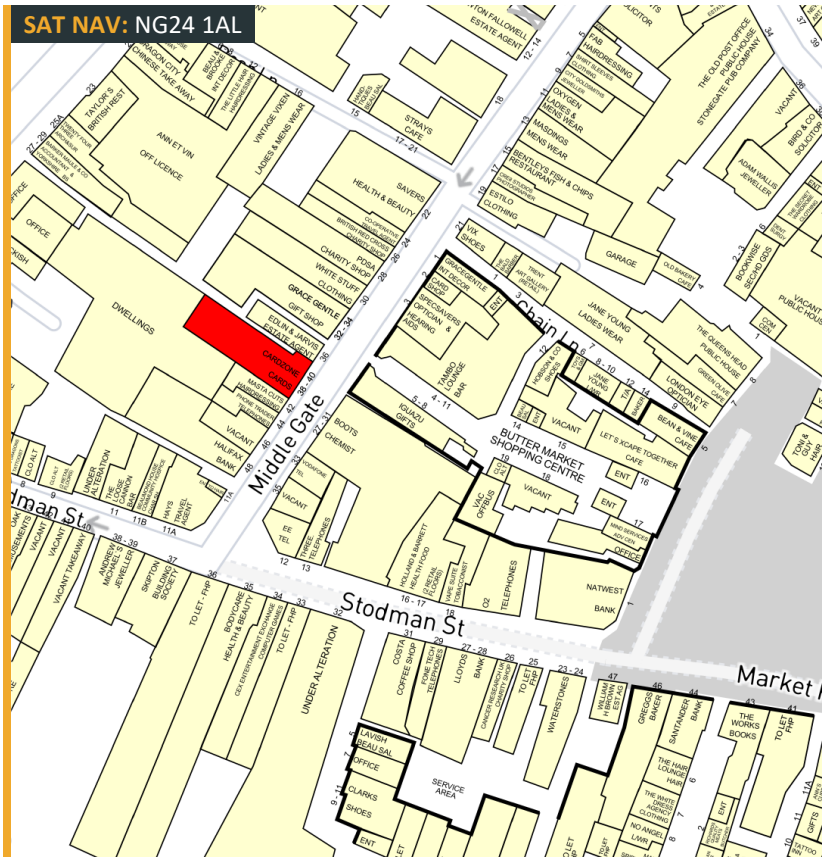
**£30,000 per annum**

## VAT

VAT is applicable at the prevailing rate.

## 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 billing authority.



## Business Rates

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

Rateable Value (RV): £33,500  
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.

## Further Information

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

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