

35 Stodman Street | Newark | Nottinghamshire | NG24 1AW

Prime high street location in busy market town

Ground Floor Sales
341.03m² (3,671ft²)

- Situated on the prime section of Stodman Street
- Highly prominent unit visible from Middle Gate
- Rear loading yard
- Modern retailing space in excellent condition throughout
- Nearby occupiers include Waterstones, Boots, Holland & Barrett, EE and Costa



TO LET



Location



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Location

The property is located on the prominent section of Stodman Street, a prime area of retail in the town at the junction of Middle Gate.

The property is situated adjacent to Waterstones and opposite Boots. Stodman Street provides the key thoroughfare from Middle Gate and Market Place which holds markets 4 times a week.

The Property

The property comprises a mid-terraced retail block with open plan retail sales on ground floor and storage and back of house to the rear and first floor.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	341.03	3,671
Ground Floor Stores	180.41	1,942
Total	521.44	5,613





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Lease Terms

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

Rent

The property is available at a quoting rent of:-

£60,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

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

Rateable Value (RV): £49,250

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.



Location

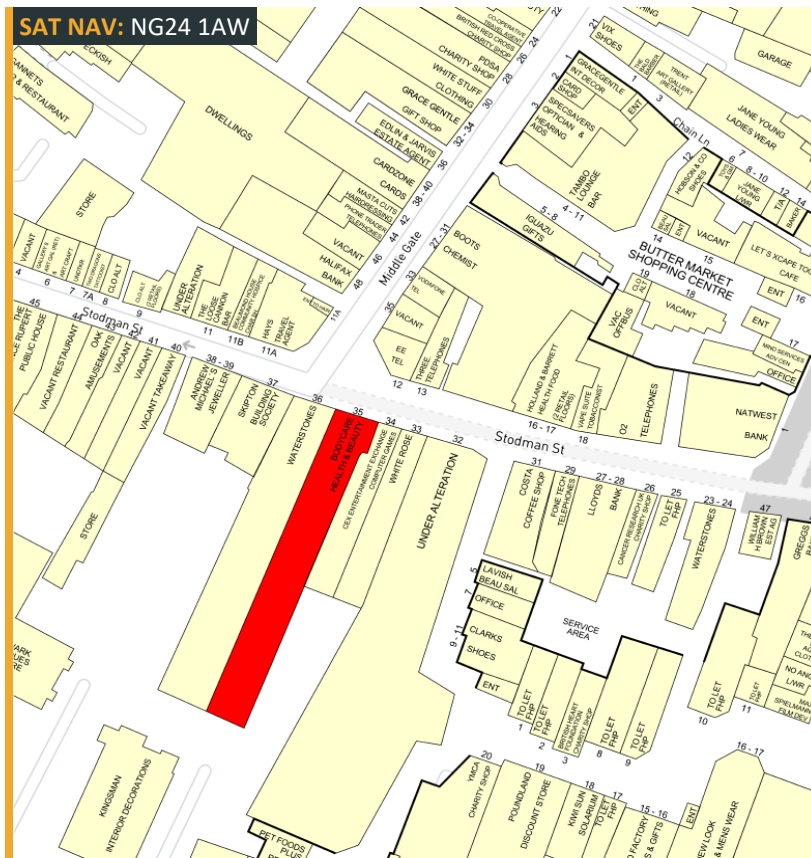


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SAT NAV: NG24 1AW



EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information

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

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24/10/2025

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