

## Prime town centre big box retail unit

### Ground Floor

**337.92m<sup>2</sup> (3,637ft<sup>2</sup>)**

- Located in the heart of St Marks Place Shopping Centre benefiting from the NCP car park above
- Nearby occupiers include New Look, Card Factory, Air Ambulance and Boyes
- Ground Floor 337.92m<sup>2</sup> (3,637ft<sup>2</sup>)
- Basement 541.98m<sup>2</sup> (5,834ft<sup>2</sup>)
- Service charge estimated at £18,322.43
- Rent on application



**TO LET**



Location



Gallery



Contact

## 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.

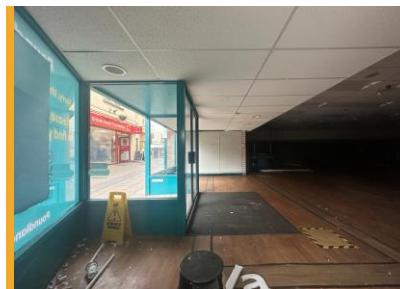
St Mark's Shopping Centre is situated adjacent to Stodman Street and the Market Place and benefits from the town's principal car park, which provides 570 spaces. St Mark's is anchored by Boyes with other nearby operators including New Look, Card Factory, Air Ambulance and Clarkes.

## Accommodation

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

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	337.92	3,637
Basement	541.98	5,834
<b>Total</b>	<b>879.87</b>	<b>9,471</b>

This information is given for guidance purposes only.





## 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.

## Rent

Rent on application.

## VAT

VAT is applicable at the prevailing rate.

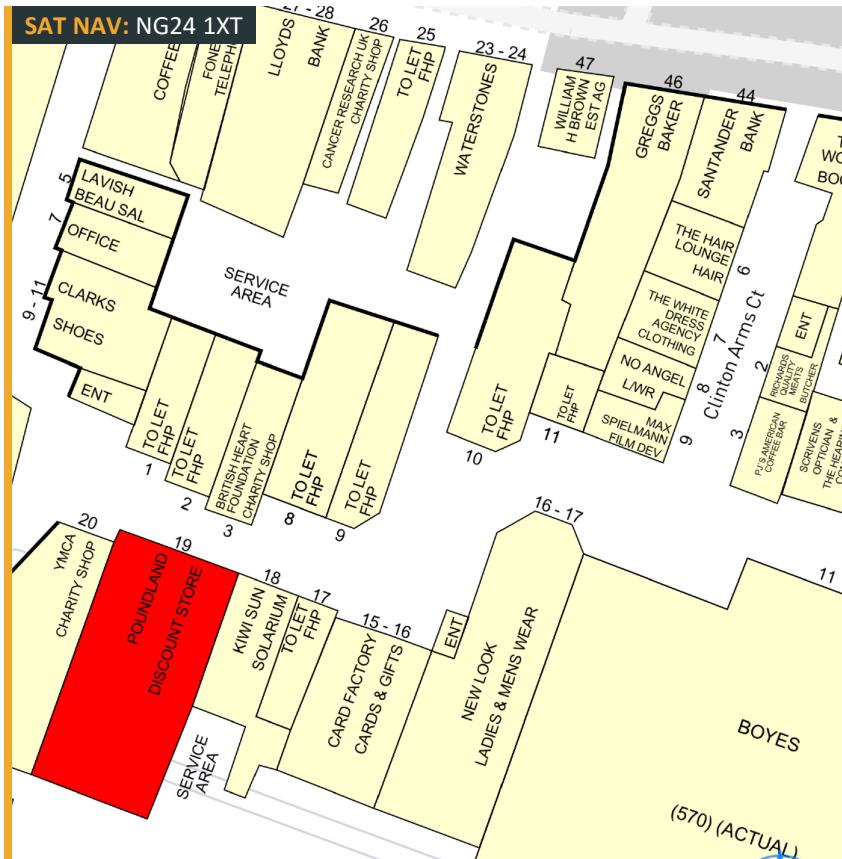
## Business Rates

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

Rateable Value (RV): £53,000

UBR Multiplier: 54.6p

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.



## EPC

The property has an EPC rating of C – 62.

## Service Charge

The service charge is payable on a proportion basis towards communal maintenance of the scheme. The current estimate is £18,322.43 per annum.

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