

## Prominently located retail unit, close to Market Place

61.7m<sup>2</sup>  
(664ft<sup>2</sup>)

- Prominently located retail unit
- Refurbished with a new shop front
- Ground floor retail 404ft<sup>2</sup> (37.6m<sup>2</sup>) and first floor stores 260ft<sup>2</sup> (24.1m<sup>2</sup>)
- Close to Birds and Nottingham Building Society
- Rent £12,000 per annum exclusive



**TO LET**



Location



Gallery



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## The Property

The property is Grade II listed, located on the northern side of Bridge Street which forms part of the pedestrianised Newark town centre retail area, linking Market Place to Carter Gate/Appleton Gate. The retail unit has a new timber shop front, suspended ceilings with lighting, new flooring, and on the first floor there is a WC.

## Location

Newark has a population of circa 36,600 and lies adjacent to the A1. Newark Northgate station has services to London King's Cross in around 1 hour 30 minutes and from Newark Castle there are local services to Nottingham and Lincoln.

The property lies close to the junction of Bridge Street and Carter Gate and is pedestrianised, linking Market Place at its western end to Carter Gate/Appleton Gate at its eastern end. Close-by occupiers include Boyes, Birds the Bakers, Timpsons, Cope the Jewellers and Nottingham Building Society.

## Lease

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.





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## Accommodation

The premises comprise the following:

Description		
Frontage to Bridge Street	3.5m	11' 5"
Built Depth	11.4m	37' 5"
Retail sales area	37.6m <sup>2</sup>	404ft <sup>2</sup>
First Floor Stores	24.1m <sup>2</sup>	260ft <sup>2</sup>
Second Floor Stores	21m <sup>2</sup>	226ft <sup>2</sup>

(This information is given for guidance purposes only).

## Business Rates

Enquiries have been made of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) which has provided the following information:

**Description:** Shop & Premises

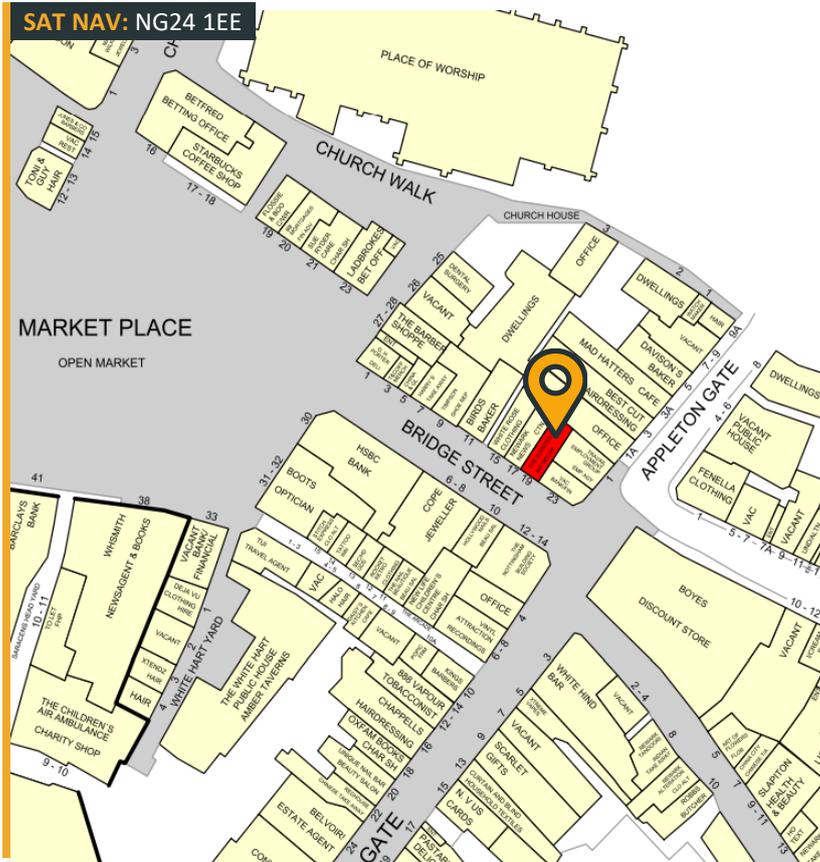
**Rateable Value:** £7,400

As such the property may qualify for Small Business Rates Relief (interested parties are advised to make their own enquiries of Newark & Sherwood District Council on 01636 650000).

## Rent

The premises are available at a rent of:

**£12,000 per annum exclusive**



## VAT

VAT is applicable at the prevailing rate.

## EPC

A copy of the EPC is available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in 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.