

+ Retail + Retail + Retail + Retail + Retail + Retail +

TOWN CENTRE RETAIL PREMISES TO LET



**47-48 STODMAN STREET, NEWARK, NOTTINGHAMSHIRE,
NG24 1AW**

- Prominent town centre retail premises in close proximity to the historic Market Place.
- Accommodation over 3 floors extending to 1,493 ft² (138.7 m²)
- A2 (Financial & Professional) or A1 Retail use.
- TO LET on new lease at £10,000 p.a.



01636 610906



www.woodmoore.co.uk

DESCRIPTION & LOCATION

Attractive A2 retail premises, with accommodation extending over 3 floors. Located in a busy central location close to the historic market place and on route to the busy Castlegate near to Newark Castle.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 with regular markets serving a district population of approximately 100,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 45 minutes drive.

ACCOMMODATION

The premises consists briefly of the following:. (All areas quoted are for guidance only):

| GROUND FLOOR | ft ² | m ² |
|--|-----------------|----------------|
| Sales (including private meeting room) | 351 | 32.6 |
| Ancillary | 62 | 5.7 |
| Cellar (storage) | 420 | 39.0 |
| FIRST FLOOR | ft ² | m ² |
| Office 1 | 95 | 8.8 |
| Office 2 | 118 | 11.0 |
| Ancillary (Kitchen/Staff) | 57 | 5.3 |
| WC | - | - |
| SECOND FLOOR | ft ² | m ² |
| Open Plan Office | 390 | 36.3 |
| TOTAL | 1,493 | 138.7 |

SERVICES

Mains electricity, water & drainage are believed to be available for connection to the premises, although prospective tenants are advised to make their own enquiries to the relevant utility companies in this regard.

BUSINESS RATES

The property has a Rateable Value of £11,250 and is described as 'Shop & Premises' Occupiers may be eligible for up to 100% small business rate relief (subject to individual circumstances) All enquiries regarding Business Rates should be made directly to NSDC – Tel: 01636 650000

TENURE

The property is available by way of a new lease on an effective full repairing and insuring basis at an initial rent of £10,000 per annum

COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal fees incurred in creating the lease.

ENERGY PERFORMANCE

The property has an EPC rating of Band D (96). A copy can downloaded by searching the Non Domestic EPC Register by clicking this link: <https://www.ndepcregister.com/>

VAT

All figures quoted are exclusive of VAT and are payable at the prevailing rate.

VIEWING & FURTHER DETAILS

For further details or, to arrange a viewing which is **strictly by appointment only**, please contact:

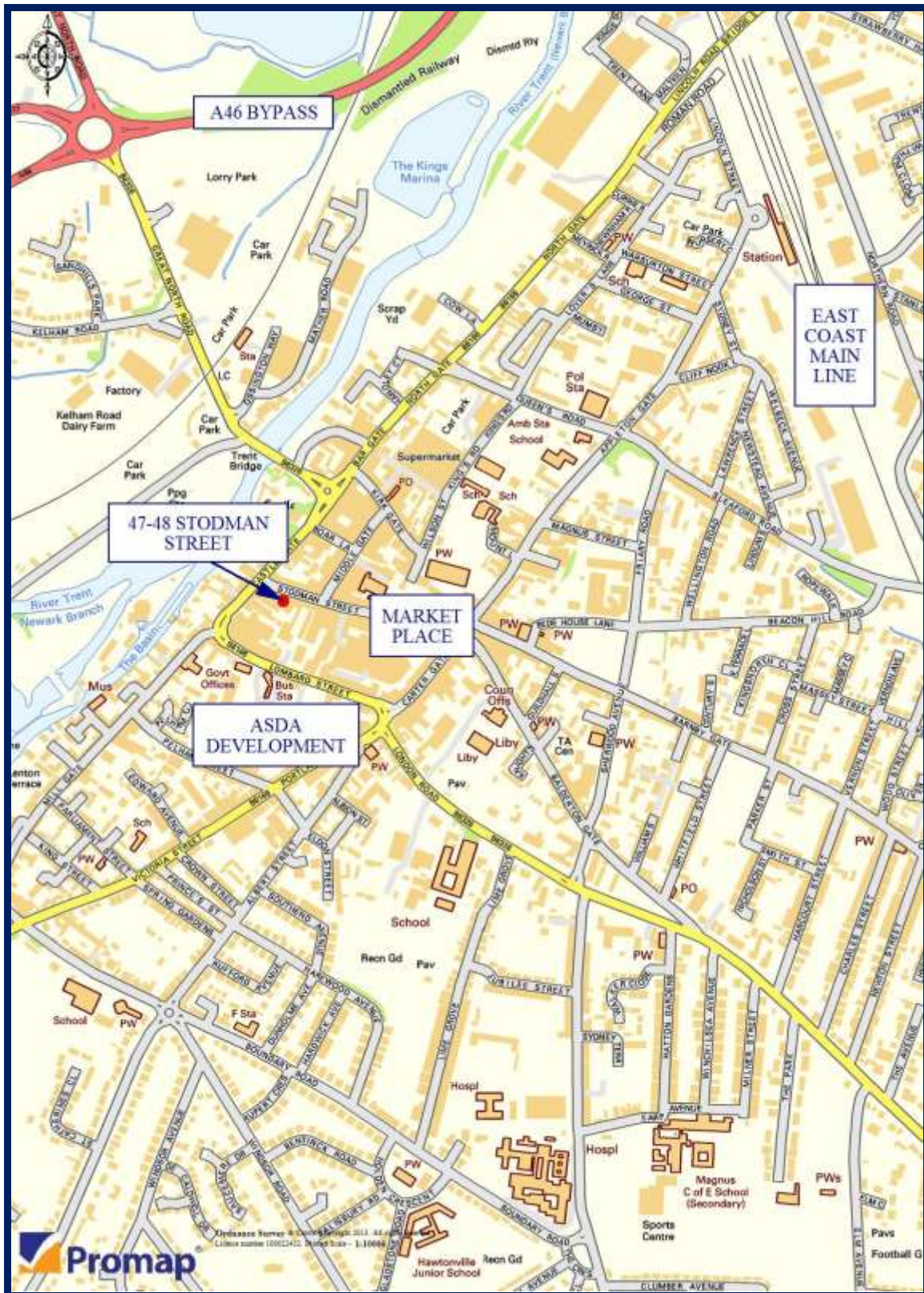
Julia Norsworthy
Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS

Tel: 01636 610906
Mob: 07887 787776
Email: julia@woodmoore.co.uk



Ref: CS1599 (Published 20.09.19)

47 – 48 STODMAN STREET, NEWARK, NG24 1AW



(Not to scale: for identification purposes only)