



WOOD MOORE & CO.



TO LET- MARKET PLACE, NEWARK NG24 1DU

- **Prominent former Wetherspoons pub in busy historic market place location**
- **Substantial Ground Floor Sales area of approx 2,798 ft² (260 m²)**
- **Ancillary/storage accommodation extending to approx. 1,345 ft² (125 m²)**
- **Ideal restaurant, café or showroom**
- **Available to Let on a new Lease £29,950 p.a.**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

Prominently located retail premises situated in Newark's busy historic Royal Market Place and being within easy distance of all the local facilities and amenities.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 with 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 30 minutes' drive.

ACCOMMODATION

The property provided extensive Ground Floor accommodation which comprises:

	ft ²	m ²
GF Retail	2,798	260.0
GF Ancillary	1,345	125.0
TOTAL (NIA)*	4,143	385.0

*NB. Floor areas are approximately only, having been calculated using floor plans, and are subject to verification by on-site measurement.

SERVICES

All mains services are connected to the premises. Interested parties should make their own enquiries as to the capacity & suitability of these services for their intended use.

TENURE

To Let on a new lease on an effective Full Repairing & Insuring basis for a term to be agreed at an initial rent of £29,950 p.a.

BUSINESS RATES

To be re-assessed. All enquiries regarding Business Rates, contact NSDC Business Rates Department on Tel. 01636 650000

ENERGY PERFORMANCE

The property has an EPC of B (34).

COSTS

The incoming tenant to be responsible for the landlord's reasonable legal fees incurred in creating a new lease.

VAT

All sums quoted are exclusive of, but liable to VAT at the prevailing rate.

VIEWING

For further details relating to the premises or to arrange a viewing, please contact:

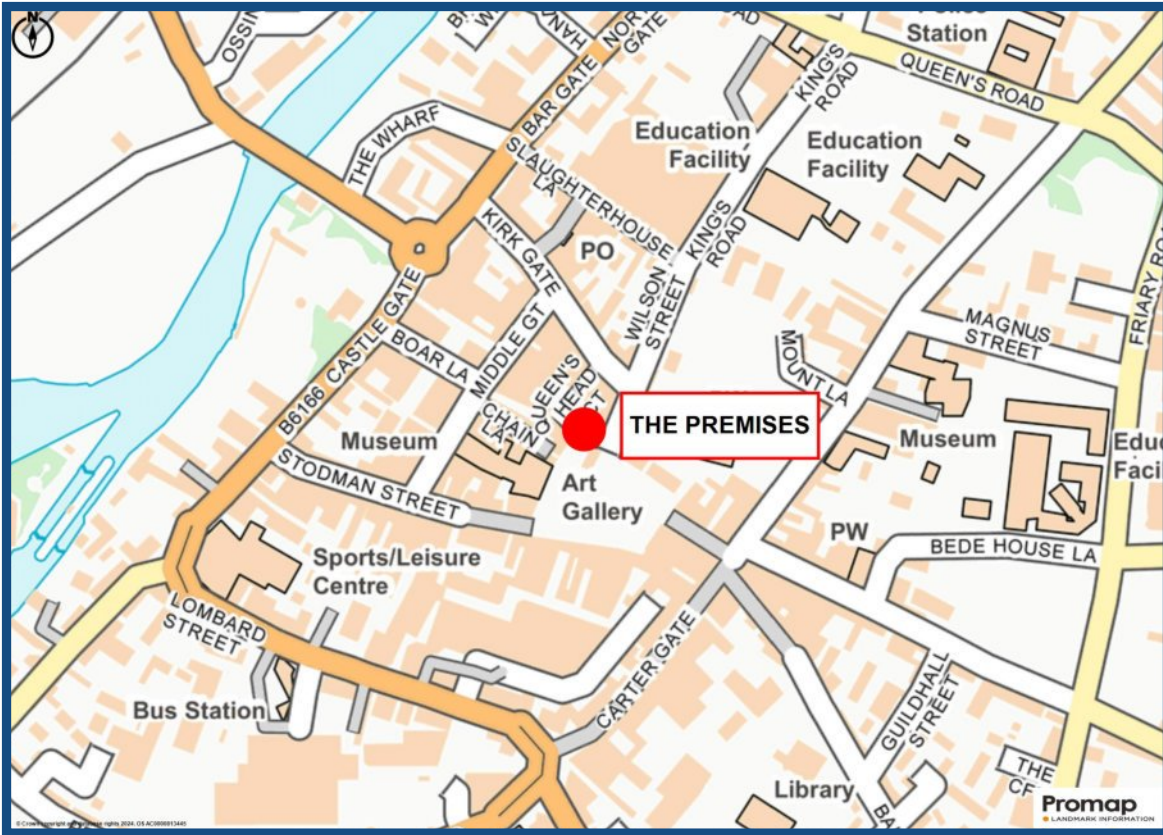
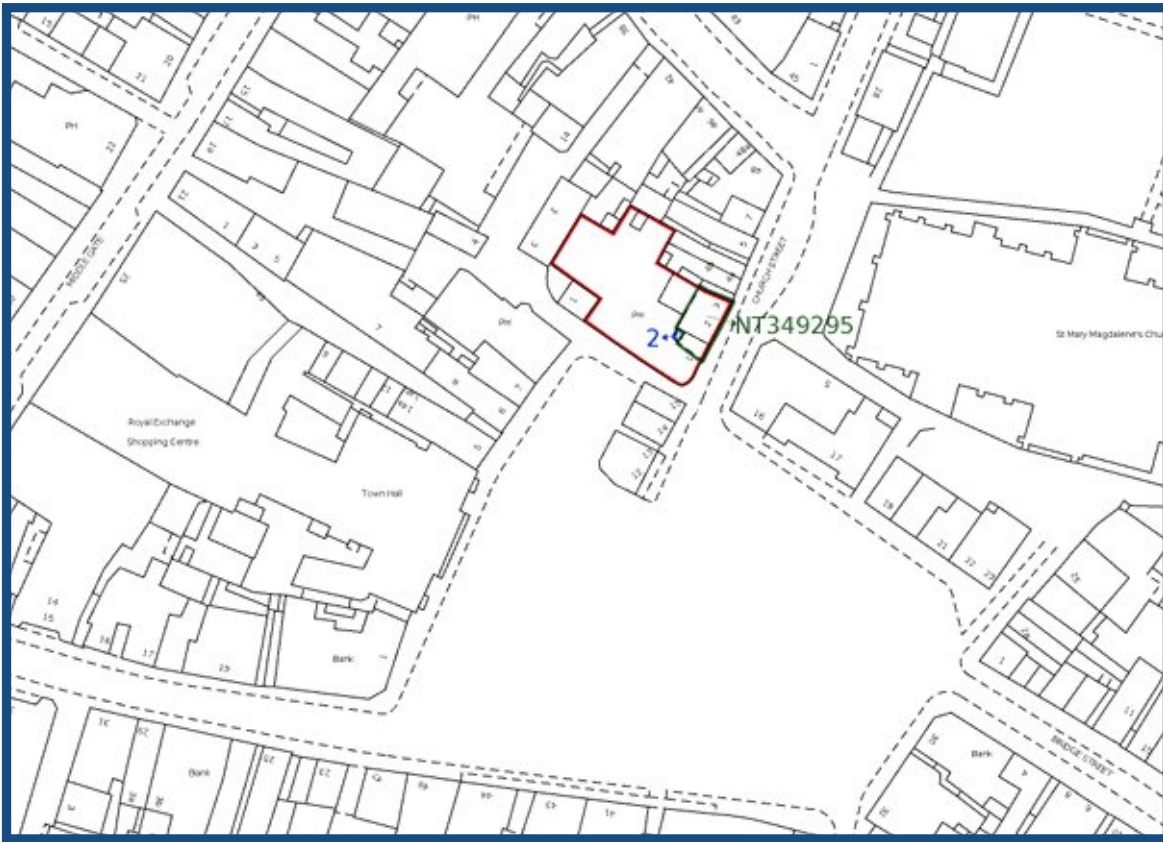
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Email: enquiries@woodmoore.co.uk



General View of Market Place



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