



WOOD MOORE & CO.



TO LET - 8 Stodman Street, Newark NG24 1AN

- Town centre, ground floor self contained retail premises approx 211 sq ft (19 sq m)
- Available to let on flexible terms at £5,950 per annum exclusive.
- Potential for rates free occupation (subject to status)
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross

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



LOCATION

The premises are situated in an excellent established trading 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 36,000 with a district population of approximately 90,000. 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.

DESCRIPTION

Ground floor self contained sales shop with accommodation comprising:

ACCOMMODATION

all areas are quoted for guidance only

Description	ft ²	m ²
Ground Floor Sales Retail Area	193	18
Ancillary WC	18	1.56
Total GIA	211	19.56

SERVICES

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

BUSINESS RATES

Rateable Value is £4,500 (Obtained from the VOA website). An incoming tenant may be eligible for Small Business Rate Relief (subject to status). All enquiries regarding Business Rates should be made directly to NSDC's Business Rate Department Tel. 01636 650000

TENURE

The property is available To Let on Flexible terms an initial rent of £5,950 p.a.

COSTS

An incoming tenant will be responsible for a contribution of £175 + VAT towards the Landlord's costs incurred in creating the tenancy.

VIEWING

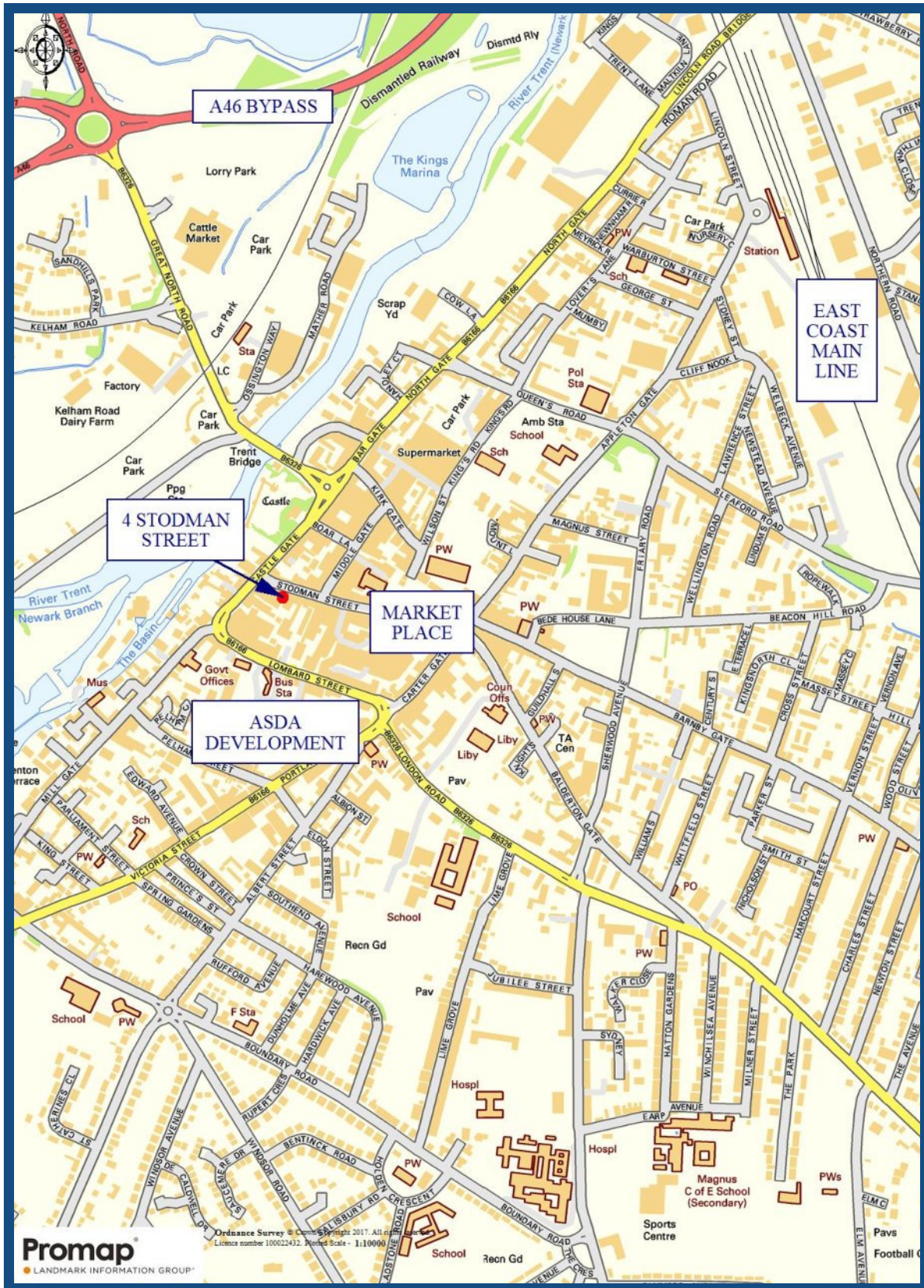
For further information or to arrange a viewing, please contact (our ref CS1866):

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

E: enquiries@woodmoore.co.uk
T: 01636 610906



Our Ref: CS1866.GAW



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