



TO LET- 15 MIDDLEGATE, NEWARK NG24 1AG

- **Ground floor retail/restaurant unit occupying a prominent position**
- **Established use as a Fish & Chip takeaway and restaurant for over 60 years**
- **Accommodation extending to approx. 1,699ft² (157.8m²) comprising 50+ cover restaurant area, good quality customer WC facilities (including disabled/baby changing facilities)**
- **Eligible for 100% Small Business Rates Relief (subject to status)**
- **Available to Let on a new Lease £19,950 p.a.**

LOCATION

Ground floor retail unit benefiting from a prominent position, situated in Newark's town centre area, close to the traditional Market Place and being within easy distance of all the local facilities and amenities.

In continuous use as a Fish & Chip shop/restaurant for over 60 years, the availability of these premises represents a rare opportunity to acquire well maintained good quality restaurant accommodation.

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.

The Accommodation

The Premises comprise of a spacious retail/restaurant area with good quality customer welfare and ancillary preparation areas. The accommodation extends to:

	ft ²	m ²
Retail Area	1,264	117.4
Ancillary	435	40.4
TOTAL (NIA)	1,699	157.8

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 new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £19,950 p.a.

ENERGY PERFORMANCE

The premises have an EPC Rating of C (66). A copy of the certificate is available on request.

BUSINESS RATES

The property has a Rateable Value of £11,750 (obtained from VOA website). All enquiries regarding Business Rates, contact NSDC Business Rates Department on Tel. 01636 650000

COSTS

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

FIXTURES & FITTINGS

Fixtures & fittings are excluded but may be available by separate negotiation.

VAT

VAT is not payable in respect of the rent on this property.

VIEWING

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

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

Tel: 01636 610906

Email: enquiries@woodmoore.co.uk



Internal View of Property



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