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TOWN CENTRE / RETAIL PREMISES TO LET



4 STODMAN STREET NEWARK NG24 1AN

- Prominent town centre retail location in close proximity to the historic market place
- Ground floor with first floor open plan sales/storage area
- Potential for rates free occupation (subject to status)
- TO LET on an assignment of an existing lease £11,000 per annum excl.



01636 610906



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DESCRIPTION

The premises are situated in an excellent established trading location close to the historic marketplace and on route to the busy Castlegate near to Newark Castle.

Newark is an historic and thriving market town with a resident population in the order of 35,000 and a district population of around 119,600. The town is served with excellent communication links being situated at the A1, A46 & A17 trunk roads and with excellent rail services via the East Coast main line to London.

ACCOMMODATION

Consists briefly of the following:-

GROUND FLOOR	(ft ²)	(m ²)
Sales	313	29.1
Ancillary (WC)	-	-
FIRST FLOOR		
Sales/Storage	335	31.1
TOTAL Net Internal Area	648	60.2

(all areas quoted are for guidance only)

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.

VAT

All sums quoted are exclusive of Value Added Tax which may be payable at the prevailing rate.

RATEABLE VALUE

The property has a Rateable Value of £9,313 and is therefore eligible for small business rates relief (subject to status). All enquiries regarding Business Rates should be made directly to NSDC – Tel: 01636 650000 or email business.rates@nsdc.info

PLANNING/USE

The existing use of the premises falls within Class A1 Retail but may also be suitable for alternative uses (subject to planning).

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of E (124). A copy of the certificate will be available upon request.

RENT & LEASE TERMS

The accommodation is available by way of an assignment of the existing full repairing and insuring lease, which is for a term of 5 years due to expire 14/12/2022 @ £11,000 pa exclusive.

AGENTS NOTE

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

FURTHER DETAILS

For further information relating to this property or to arrange a viewing, please contact:

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



Internal view of first floor accommodation

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4 STODMAN STREET, NEWARK, NOTTINGHAMSHIRE, NG24 1AN



(Not to scale for identification purposes only)