



TO LET - SUBSTANTIAL TOWN CENTRE RETAIL UNIT 23-25 KIRKGATE, NEWARK NG24 1AD

- **Prominent town centre premises near to Morrisons supermarket**
- **7,697 ft² (713.47 m²) with access for rear delivery**
- **Close to the historic Market Place and retail core**
- **Ideal bulky goods/leisure/restaurant uses (STP)**
- **To Let on New Lease - Flexible terms by negotiation**

LOCATION

The property is situated at the heart of Newark's retail core in a prominent location on Kirkgate, facing directly down Middelgate and being within easy distance of all the local facilities and amenities the town provides. The property is shown, for identification purposes only, on the plan below.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

Extensive double fronted showroom/retail premises with large rear stores and rear delivery access. The accommodation provided extends to:

Accommodation

Description	ft ²	m ²
Ground Floor	5,513	512.20
Warehouse/Stores	1,820	169.07
Ancillary	346	32.20
TOTAL (NIA)	7,679	713.47

SERVICES

Mains electricity, water & drainage are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services.

BUSINESS RATES

The property has a Rateable Value of £63,500. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

ENERGY PERFORMANCE

The property has an EPC Rating of C (60). A copy of the certificate is available on request.

TENURE

The property is available to Let on flexible terms to be negotiated at an initial rent of £59,950 p.a.. Concessions may be available (subject to lease terms and status).

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

SERVICE CHARGE

A modest service charge is payable in respect of the maintenance of communal areas (further details on request).

COSTS

Each party to be responsible for their own legal & other costs incurred in the sale of this property.

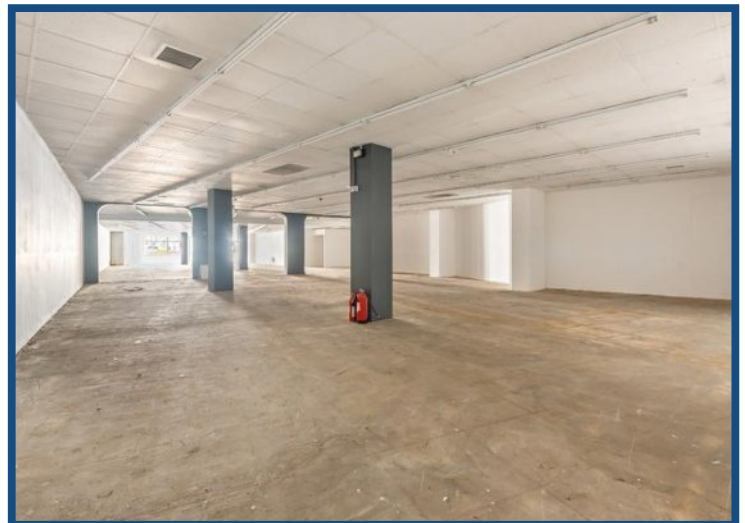
VIEWING

For further information including floor plans or to arrange a viewing, please contact:

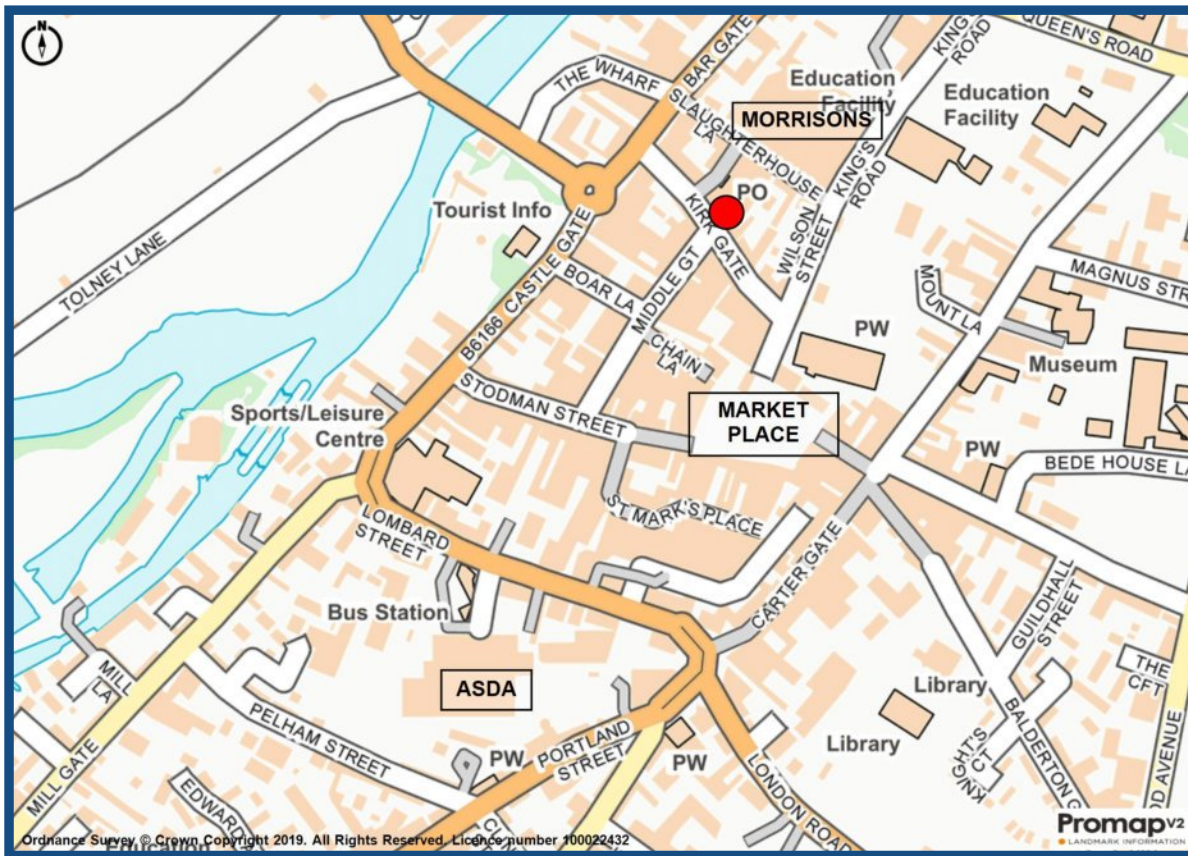
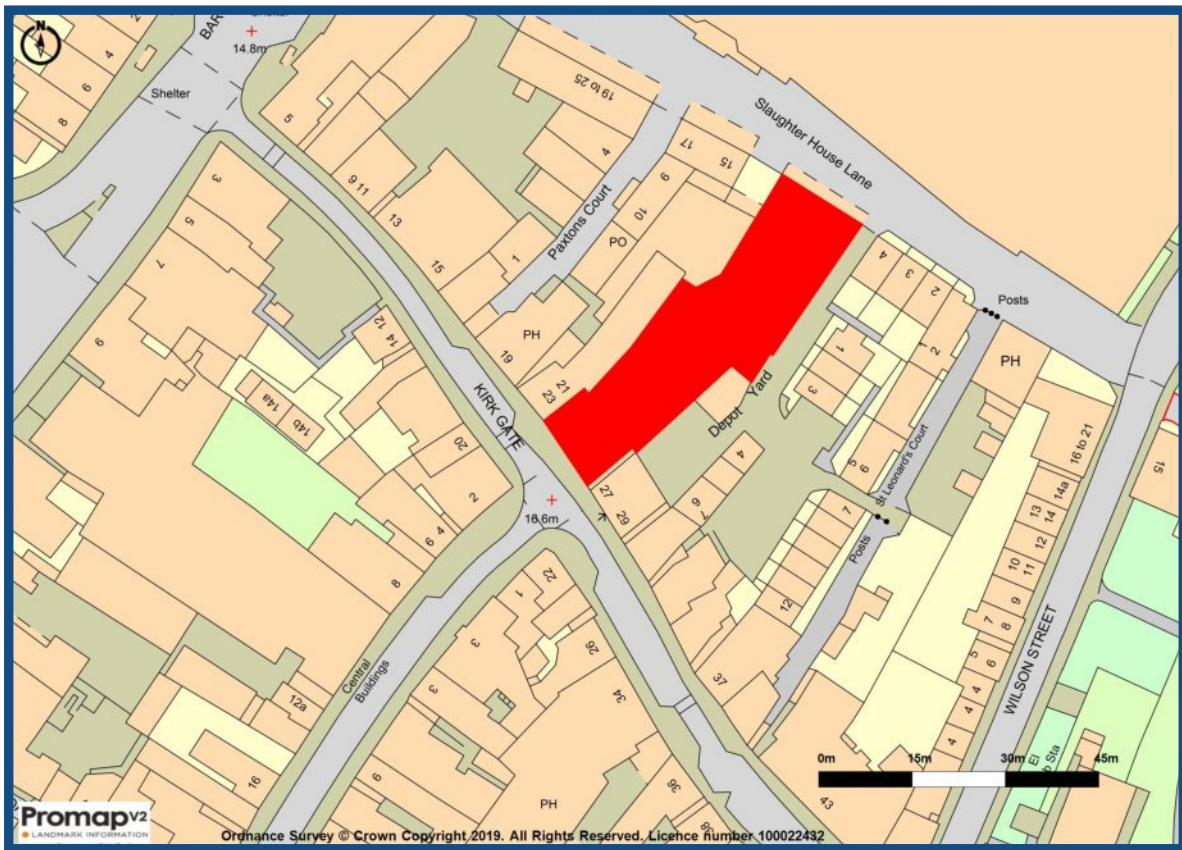
Garry Wood MRICS

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Internal View of Sales Area



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be place. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate