



TO LET- 2 MIDDLEGATE, NEWARK. NG24 1AG

- Ground floor retail unit occupying a prominent corner position with dual aspect, currently leased as a cafe.
- Accommodation extending to approx . 1,053ft ² (97.8m²)
- Town centre location
- Close to the town's traditional Market Place and Castlegate area
- To Let by way of an assignment of a sublease

LOCATION

Ground floor dual aspect retail unit benefiting from a prominent corner location, 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 the town provides, including the Waterside and Castlegate areas and local shops to include Pandora and local boutiques and stores.

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

A dual aspect retail unit offering a spacious sales area, the accommodation extends to:

Accommodation	ft ²	m ²
Sales Area	929.46	86.35
Kitchen	62.64	5.82
WC	60.90	5.65
TOTAL (NIA)	1,053	97.82

SERVICES

Electricity, Mains drainage and water are connected to the premise, although we advise all prospective tenants to make their own enquiries to the relevant utility companies as to the suitability of these services for their intended use.

TENURE

Assignment of the sub-lease on an effective full repairing and insuring basis at an initial rent of £18,000 per annum

ENERGY PERFORMANCE

The premises has an EPC Rating of D (78). A copy of the certificate is available on request.

BUSINESS RATES

The property has a Rateable Value of £19,000 and is described in the rating list as 'Cafe & Premises.

COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

VAT

All figures quoted are exclusive of, but may be liable to VAT at the prevailing rate.

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

Our Ref: CS1783



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