



WOOD MOORE & CO.



TO LET - 25 Castlegate, Newark, Nottinghamshire, NG24 1AZ

- Office/ Clinic accommodation available within attractive period building
- Second Floor suite approx 933 ft² (87m²)
- Desirable town centre location close to market place and the Riverside area
- TO LET on a new lease

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 on Castlegate in a prominent town centre location on one of the principal routes linking the town with the A1/A46/A17 junction. The town centre amenities include the historic market place and water front areas, both of which are a few minutes' walk from the property. The approximate location of the property within the town centre is shown for identification purposes on the attached location plan.

Newark-on-Trent is an historic and thriving market town with a resident population in the order of 40,000 and a district population of around 100,000. The town is served with excellent road links being situated at the junction of the A1, A46 and A17 trunk roads and with rail services via the East Coast main line to London. The surrounding larger centres of Lincoln & Nottingham are approx 15 & 19 miles away respectively.

DESCRIPTION

The premises has shared ground floor access to the first and second floor Suites, an intercom facility is available.

Accommodation

Description	ft ²	m ²
Landing/Office Area	173	16.05
Office 1	188	17.45
Office 2	212	19.65
Office 3	187	17.38
Office/ Store Room	94	8.69
Staff room/Kitchen	80	7.4
Total Net:	934	86.62

EPC

A copy of the certificate is available upon request.

VAT

VAT is chargeable at the prevailing rate.

Our Ref: CS1800

SERVICES

Mains electricity, Gas central heating, 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

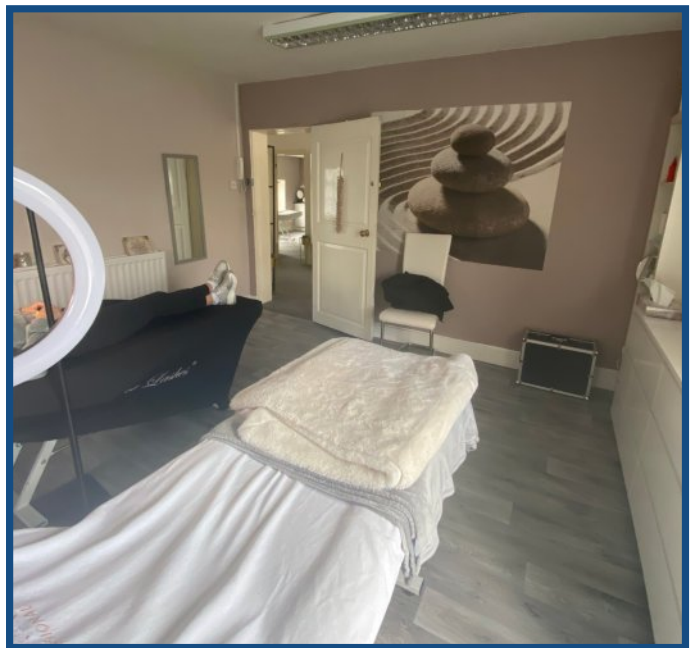
The premises have a rateable value of £4,500 from 01/04/2023 (obtained from VOA website). An ingoing tenant may be eligible for small business rate relief (subject to status). All enquiries regarding Business Rates, contact NSDC Business Rate Department on Tel. 01636 650000

TENURE

The property is available To Let at £4,950 per annum exclusive for a lease term to be negotiated.

COSTS

Each party to be responsible for their own legal and other costs incurred in the creation of a new lease

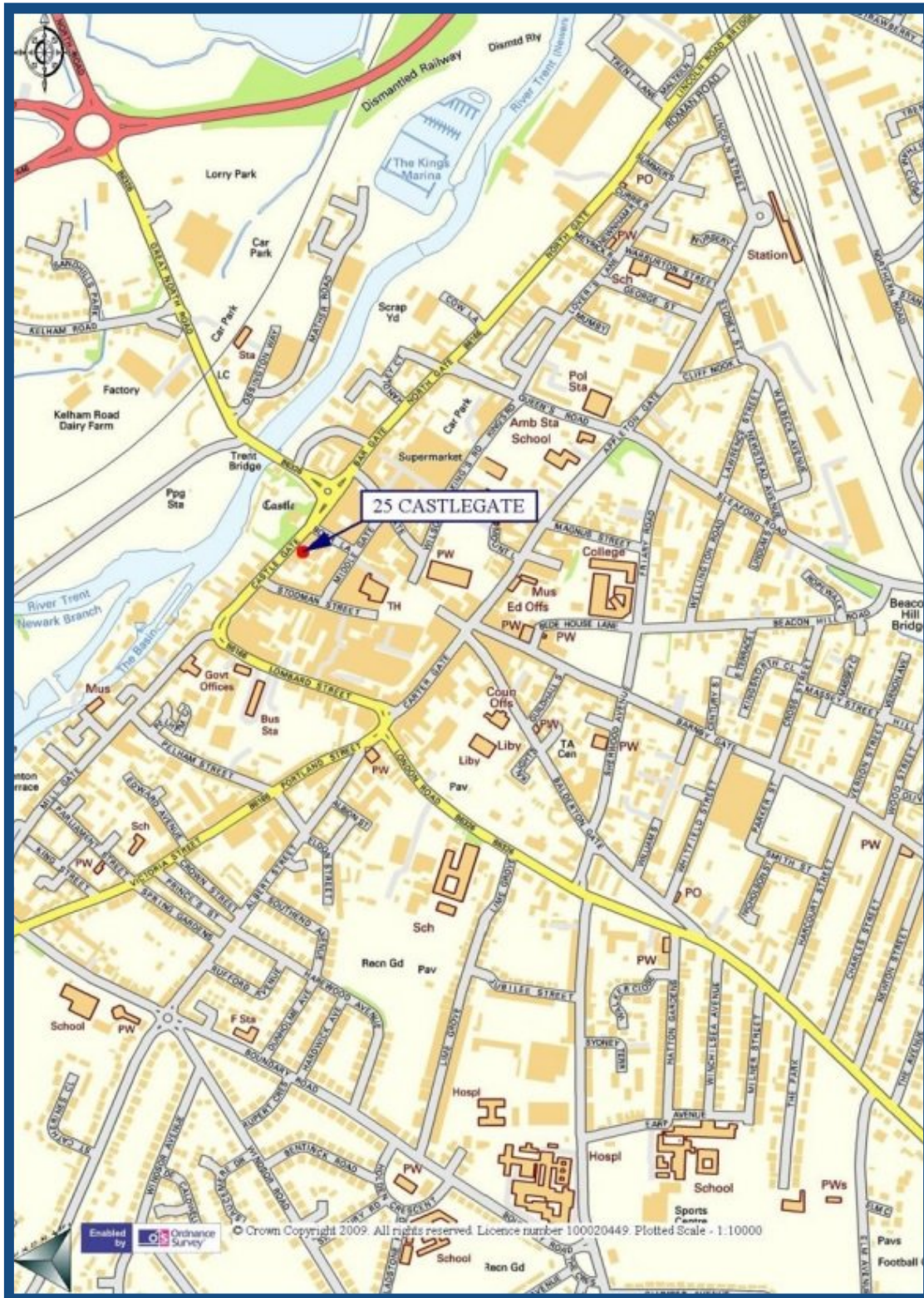


VIEWING

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

E: enquiries@woodmoore.co.uk

T: 01636 610906



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 placed. (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