



TO LET - 37 Appletongate, Newark NG24 1JR

- Double fronted shop with yard, parking and stores at the rear
- Prominent & busy location, situated near to the National Civil War Museum, Palace Theatre and a short distance from the market place.
- Retail accommodation extending to approximately 1,203 ft<sup>2</sup> (111.8 m<sup>2</sup>) with ancillary, office, WC & cellars plus 1,253 ft<sup>2</sup> (116.4 m<sup>2</sup>) rear stores.
- To Let: £15,000 per annum

## LOCATION

Retail premises situated in a prominent location situated near the National Civil War Museum, Town parking and Palace Theatre. The approximate location of the property is shown on the attached plan.

Newark is an attractive and thriving market town with a resident population in the order of 39,000 serving a district population of 123,000. the Town is well served with excellent communication links via the A1, A46, & A17 trunk roads and the East Coast Main line to London. The surrounding cities of Nottingham and Lincoln are 30 minutes by road.

## DESCRIPTION

The premises comprises an attractive double fronted shop with rear parking & stores. The accommodation provided consists of the following:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Retail</b>	1,203	111.8
<b>Ancillary (office)</b>	103	9.6
<b>Ancillary (cellars)</b>	227	21.1
<b>Rear Store 1</b>	951	88.3
<b>Rear Store 2</b>	302	28.0
<b>Total</b>	2,786	258.8

## SERVICES

Mains electricity, 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.

## EPC

An EPC has been commissioned and will be available on request..

## BUSINESS RATES

The premises have a rateable value of £10,750 and is eligible for 100% Small Business Rates Relief (subject to status). All enquiries regarding Business Rates, contact NSDC Business Rate Department on Tel. 01636 650000

## VAT

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

## TENURE

The property is available To Let on a new lease at £15,000 per annum exclusive for a lease term to be negotiated.

## COSTS

An incoming tenant will be responsible for the landlords reasonable legal fees incurred in creating the lease.

## VIEWING

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

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

E: [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk)  
T: 01636 610906



View of rear Yard Area





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