



# 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

Wood Moore & Co|Navigation House | 48 Millgate | Newark | NG24 4TS 01636 610906 | <u>enquiries@woodmoore.co.uk</u> | <u>www.woodmoore.co.uk</u>



# LOCATION

Retail premises situated in a prominent location situated neat 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

Accommodation		
Description	ft²	m²
Retail	1,203	111.8
Ancillary (office)	103	9.6
Ancillary (cellars)	227	21.1
Rear Store 1	951	88.3
Rear Store 2	302	28.0
Total	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:

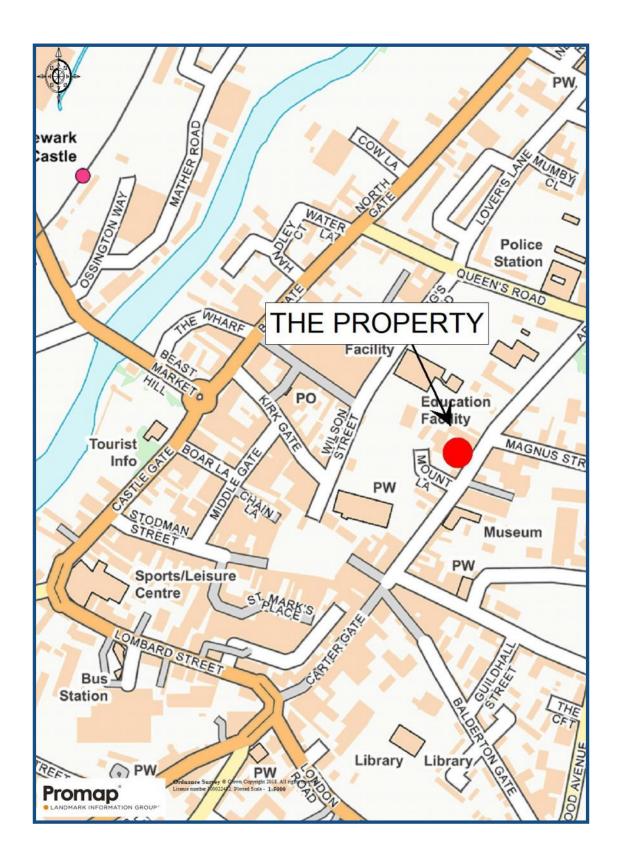
Wood Moore & Co Ltd Navigation House 48 Millgate Newark NG24 4TS

# E: enquiries<u>@woodmoore.co.uk</u> T: 01636 610906



View of rear Yard 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



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