



WOOD MOORE & CO.



FOR SALE or TO LET - 4 Stodman Street, Newark NG24 1AN

- **Prominent town centre retail location in close proximity to the historic market place.**
- **Ground floor with first floor open plan sales / storage area.**
- **648 ft² (60.2 m²) Approx.**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**
- **Freehold FOR SALE £130,000 or TO LET £11,950**

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 in an excellent established trading location close to the historic market place and on route to the busy Castlegate near to Newark castle. 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

Ground & first floor retail accommodation comprising:

Description	ft ²	m ²
Ground Floor sales Retail Area	313	29.1
Ancillary WC	-	-
First Floor Sales / Storage	335	31.1
TOTAL (GIA)	648	60.2

SERVICES

All mains services are believed to be available for connection. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

ENERGY PERFORMANCE

The premises have an EPC rating of E (124) a copy of the certificate will be available upon request.

BUSINESS RATES

The property has a Rateable Value of £7,100 (obtained from the VOA website). All enquiries regarding business rates should be made directly to NSDC's business Rate Department Tel. 01636 650000

TENURE

The Freehold is available to purchase for £130,000 or alternatively at £11,950 pa

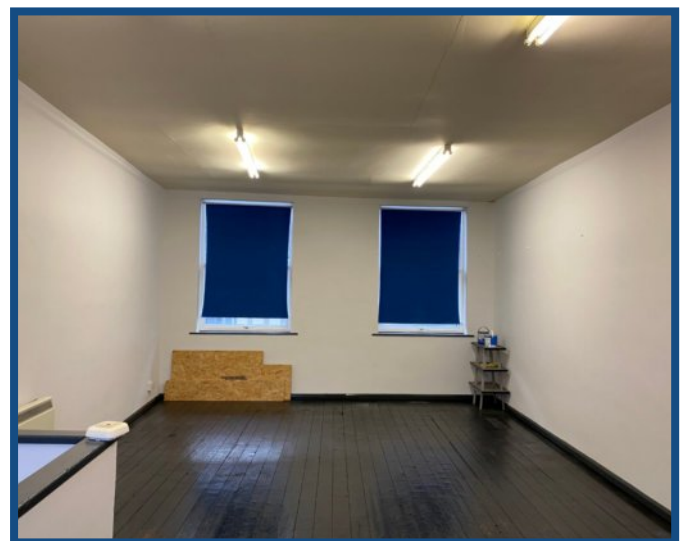
VAT

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

VIEWING

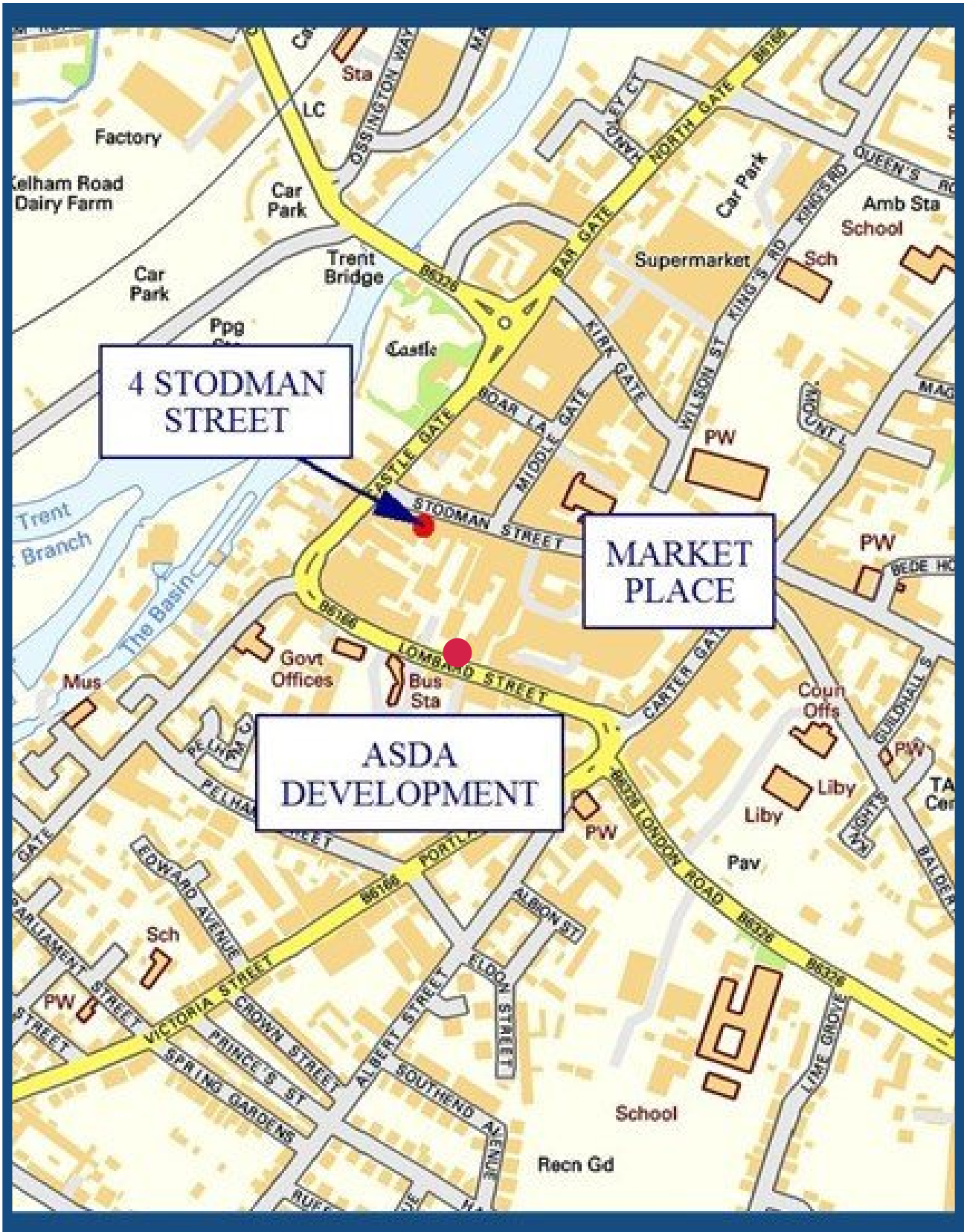
For further information or to arrange a viewing, please contact:

E: enquiries@woodmoore.co.uk
T: 01636 610906



Internal View of the first floor

Our Ref: CS1755.GAW



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