



Shop & Bakery - 5 Appletongate, Newark NG24 1JR

- Rare opportunity to acquire established shop & bakery in busy town centre location.
- Accommodation extending to approximately 1,205 ft² (112.0 m²).
- Close to Historic market place and situated near the National Civil War Museum, Newark Palace Theatre and public car parks.
- To Let: £14,640 per annum
- Excellent access to A1/A46/A17 junctions & trains to London Kings Cross

LOCATION

Retail premises situated in a prominent location situated near the National Civil War Museum and Historic market square. 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 comprise of ground floor sales area with 2 Stores, Kitchen and prep areas as well as the bakery itself (bakery equipment available by negotiation)

Accommodation

Description	ft ²	m ²
Retail	230	21.4
Store	157	14.6
Kitchen	104	9.7
Prep Area	68	6.3
Bakery	525	48.8
Rear Storage	121	11.2
Total	1,205	112.0

SERVICES

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

TENURE

The property is available To Let at £14,640 per annum exclusive for a lease term to be negotiated.

VAT

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

BUSINESS RATES

The premises have a rateable value of £6,700. 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

ENERGY PERFORMANCE

The property has an EPC rating of B (48)copy of the certificate is available upon request.

COSTS

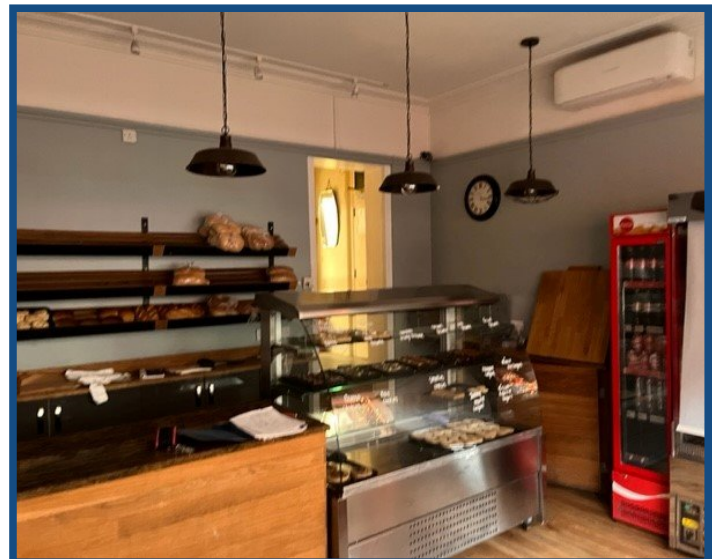
An incoming tenant will be responsible for the landlords reasonable legal fees incurred in creating the lease.

VIEWING

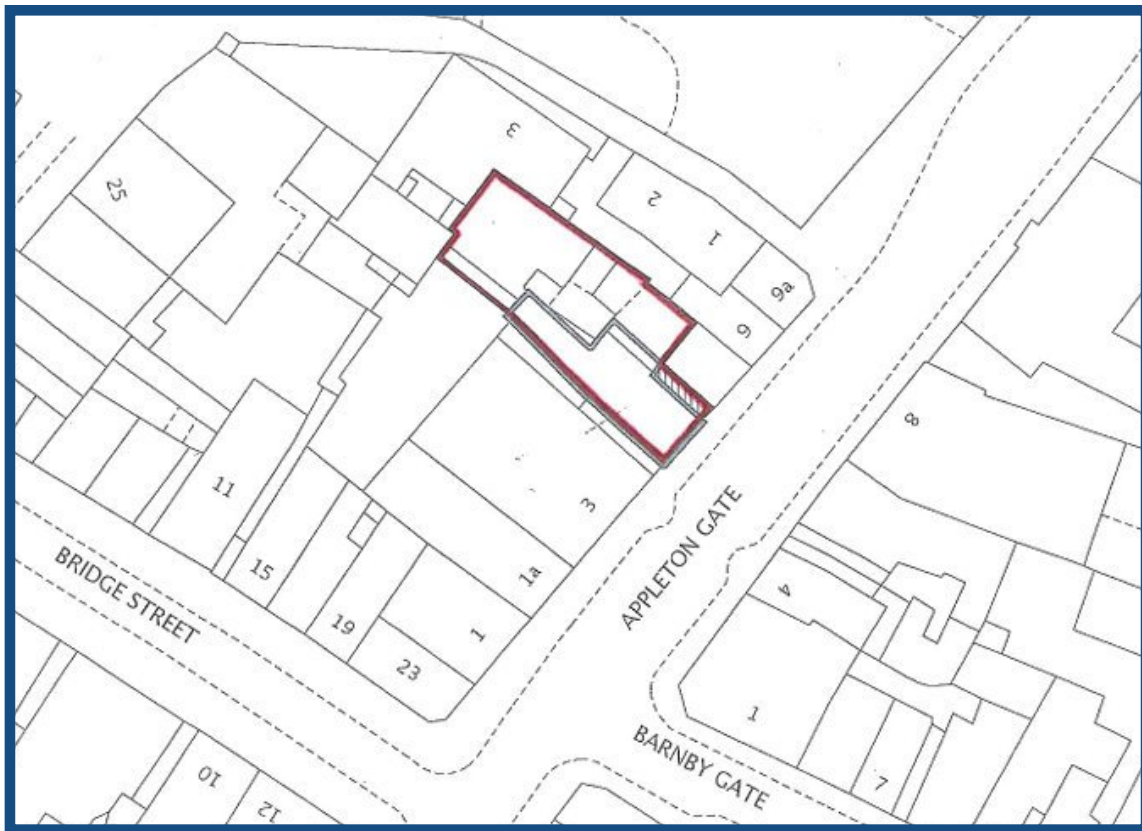
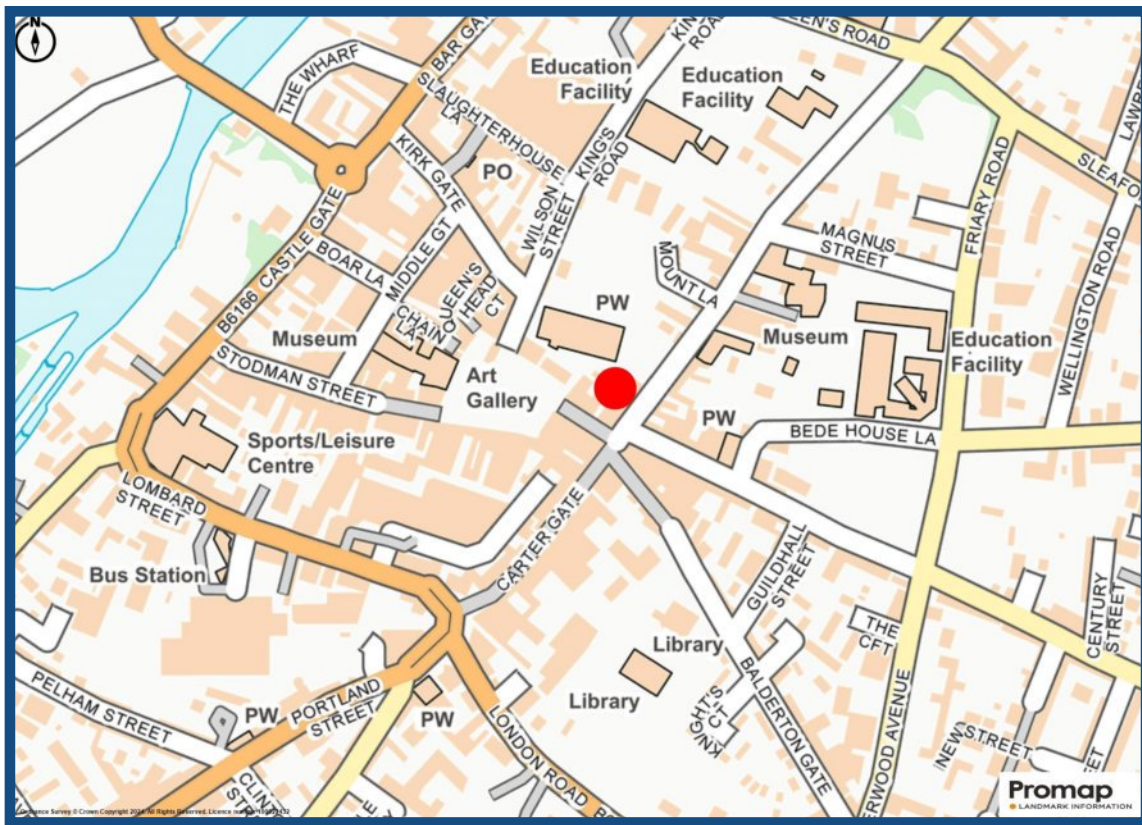
For further information or to arrange a viewing, please contact:

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

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



Internal view of shop



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