



# WOOD MOORE & CO.



TO LET - 17 Kirkgate, Newark NG24 1AD

- Prominent ground floor unit in town centre location on busy pedestrian thoroughfare
- Approx 475 ft<sup>2</sup> (44.1 m<sup>2</sup>)
- Available to let on a new lease £10,200 p.a.+ VAT
- Next to the towns main post office and Morrisons super market and close to the historic Market Place.
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
01636 610906 | [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk) | [www.woodmoore.co.uk](http://www.woodmoore.co.uk)



## LOCATION

The premises are situated in a prominent location on Kirkgate and close to the Morrisons supermarket. Newark is an attractive and thriving market town with a resident population in the order of 36,000 with a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 30 minutes drive.

## DESCRIPTION

The premises comprises of ground floor Unit with WC and storage:

### Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>	475	44.1

## 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

The premises have a rating of Band C. A copy of the certificate is available on request.

## TENURE

To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £10,200 pa excl.

## SERVICE CHARGE

The Tenant will be responsible for the payment of an annual service charge. Details on request

## BUSINESS RATES

The premises have a rateable value of £8,400 (obtained from VOA website). An incoming 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

## VAT

VAT is payable at the prevailing rate.

## COSTS

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

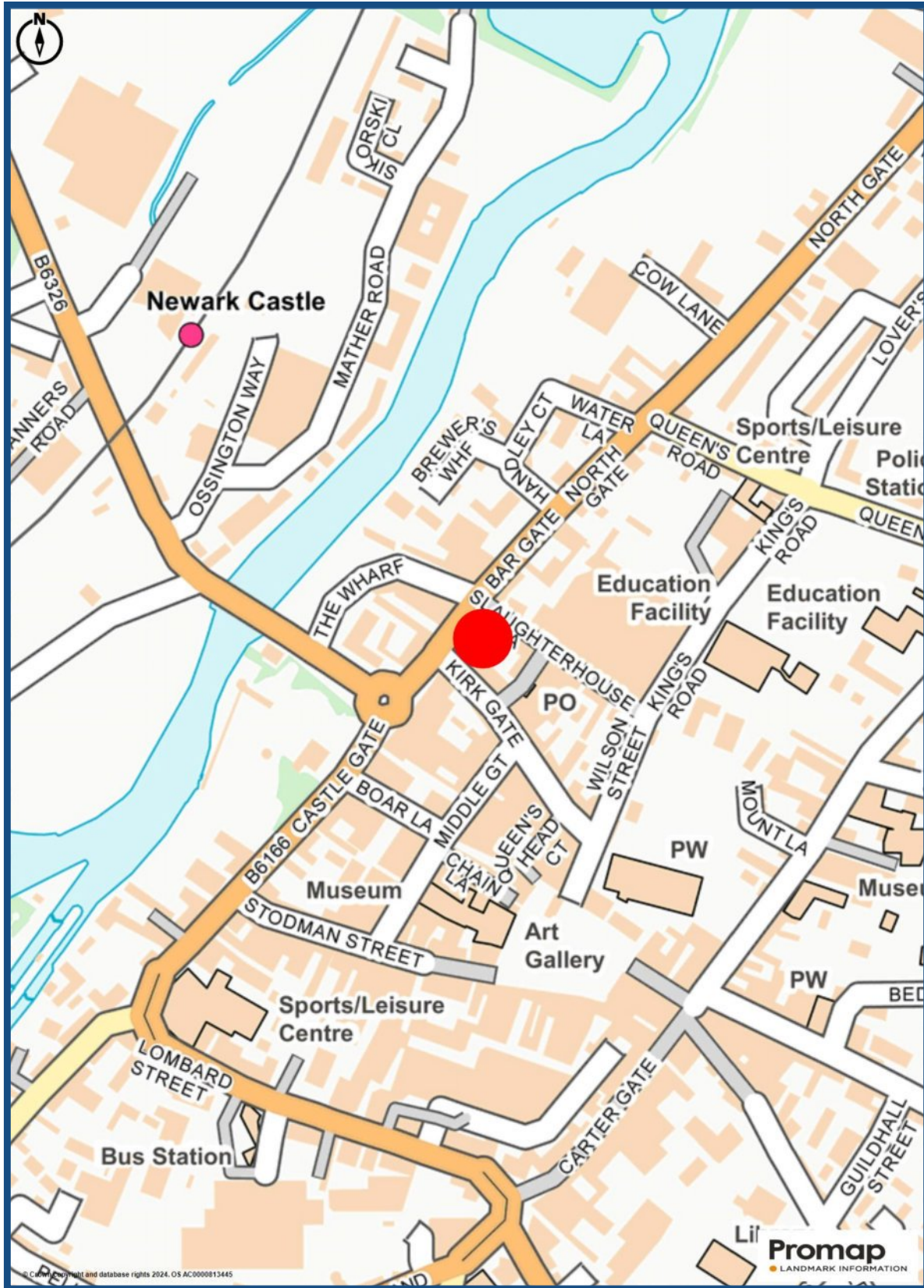
## VIEWING

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)  
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