



WOOD MOORE & CO.



TO LET- 21 MARKET PLACE, NEWARK NG24 1EA

- Prominent retail premises in busy historic market place location
- 4 storey premises with Ground & First Floor Sales areas
- Accommodation extending to approx. 1,846 ft² (171.6m²) over all comprising 495 ft² (46 m²) Ground Floor, 397 ft² (36.9 m²) First Floor, 453 ft² (42.1 m²) 2nd Floor & 501 ft² (46.6m²) 3rd Floor
- Available to Let on a new Lease £17,950 p.a.

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



LOCATION

Prominently located retail premises situated in Newark's busy historic Royal Market Place and being within easy distance of all the local facilities and amenities.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 with a district population of approximately 100,000. 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.

ACCOMMODATION

The property provides accommodation over 4 floors which comprises:

	ft ²	m ²
GF Retail	495	46.0
FF Retail	397	36.9
2F Stores	453	42.1
3F Stores	501	46.6
TOTAL (NIA)	1,849	171.6

SERVICES

All mains services are connected to the premises. Interested parties should make their own enquiries as to the capacity & suitability of these services for their intended use.

ENERGY PERFORMANCE

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

TENURE

To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £17,950 p.a.

BUSINESS RATES

The property has a Rateable Value of £16,250. All enquiries regarding Business Rates, contact NSDC Business Rates Department on Tel. 01636 650000

COSTS

The incoming tenant to be responsible for the landlord's reasonable legal fees incurred in creating a new lease.

VAT

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

VIEWING

For further details relating to the premises or to arrange a viewing, please contact:

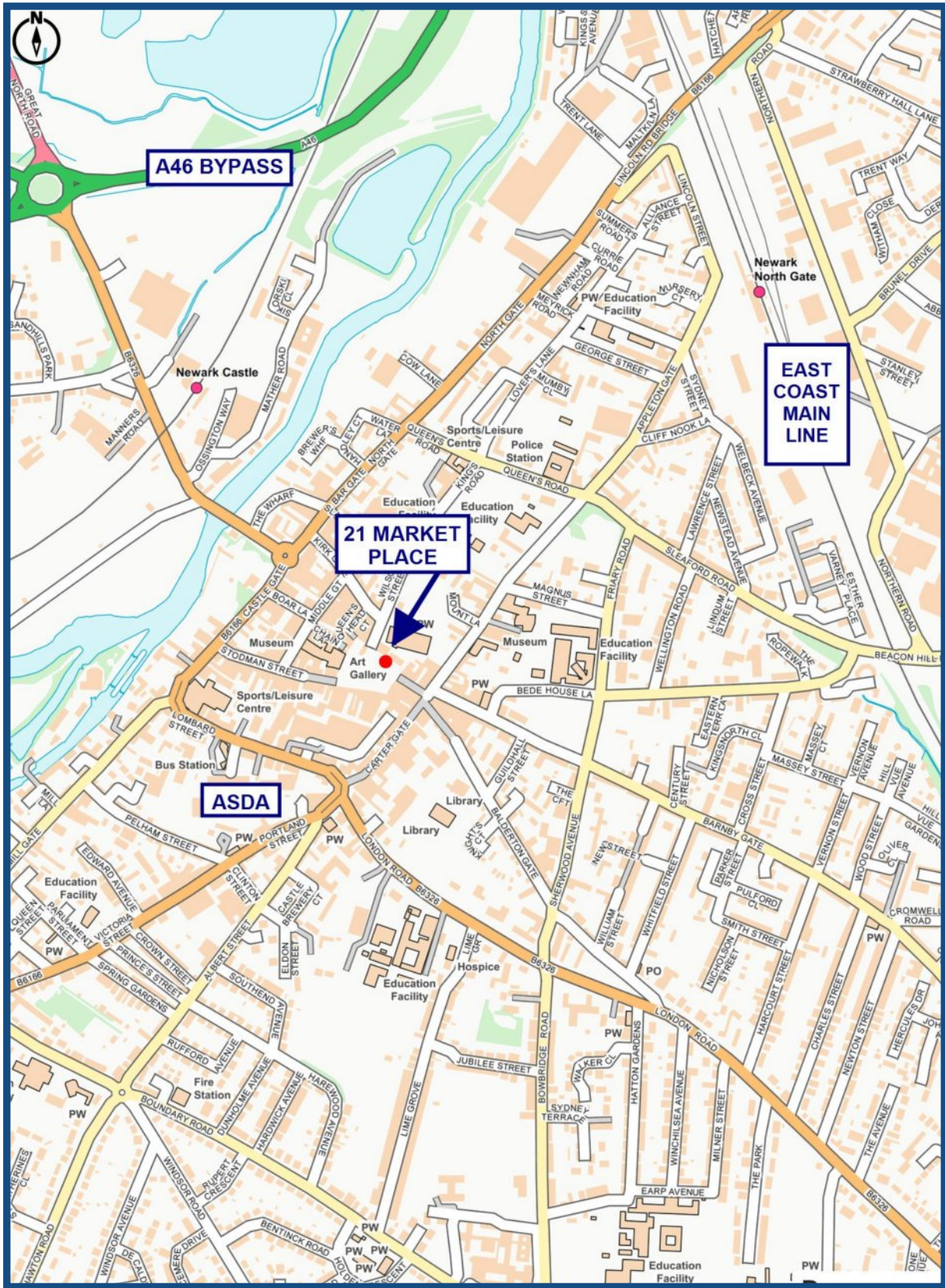
Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS

Tel: 01636 610906

Email: enquiries@woodmoore.co.uk



General View of Market Place



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 placed. (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