



# WOOD MOORE & CO.



TO LET - 42 Kirkgate, Newark NG24 1AB

- Prominent ground floor unit in town centre location on busy pedestrian thoroughfare
- Approx 210 ft<sup>2</sup> (19.51 m<sup>2</sup>)
- Available to let on a new lease £6,600 p.a. from 01 March 2025
- Near to Newark Parish Church and close to the historic Market Place.

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
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## LOCATION

The ground floor premises are situated within a Grade II Listed Building in a busy thoroughfare location between Kirkgate and the Historic Market Place, two of Newark's busiest locations. Close to Newark Parish Church.

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.

### Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>	210	19.5

## 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 D. A copy of the certificate is available on request.

## TENURE

To Let on new internal & Insuring lease for a term to be agreed at an initial rent of £6,600 p.a. excl.

## BUSINESS RATES

The premises have a rateable value of £3,900 (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

## 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

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General view of Kirkgate