



# WOOD MOORE & CO.



TO LET - 25 Castlegate, Newark, Nottinghamshire, NG24 1AZ

- **Prominent Ground Floor self-contained Office/Retail/Clinic premises**
- **Desirable Town Centre Location close to market place and riverside area**
- **Approx 460 ft<sup>2</sup> (43m<sup>2</sup>) net internal area**
- **Attractive period building opposite Newark Castle**
- **Potential Rates Free occupation (subject to status)**
- **TO LET by way of an assignment or on a new lease**

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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 on Castlegate in a prominent town centre location on one of the principal routes linking the town with the A1/A46/A17 junction. The town centre amenities include the historic market place and water front areas, both of which are a few minutes' walk from the property. The approximate location of the property within the town centre is shown for identification purposes on the attached location plan.

Newark-on-Trent is an historic and thriving market town with a resident population in the order of 40,000 and a district population of around 100,000. The town is served with excellent road links being situated at the junction of the A1, A46 and A17 trunk roads and with rail services via the East Coast main line to London. The surrounding larger centres of Lincoln & Nottingham are approx 15 & 19 miles away respectively.

## DESCRIPTION

The accommodation consists of the following:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
Main Retail/Office Area	290	26.94
Rear Retail/Office Area	141	13.10
Kitchen	29	2.69
WC	-	-
<b>TOTAL (NIA)</b>	<b>460</b>	<b>42.73</b>

## EXTERNALLY

There is a shared rear yard for bin storage.

## SERVICES

We understand that mains electric, water and drainage are connected to the premises. Please note that these services have not been tested and prospective tenants should satisfy themselves as to the condition and suitability of the services by making enquiries to the relevant utility companies.

## BUSINESS RATES

The premises have a rateable value of £5,900. An ingoing tenant may be eligible for 100% small business rate relief (subject to status). All enquiries regarding Business Rates, contact NSDC Business Rate Department on Tel. 01636 650000

## EPC

The premises have a Rating of D (100).

## TENURE

The property is available To Let at by way of an assignment of an existing lease expiring 22 June 2026 at a passing rent of £6,000 per annum exclusive. Alternatively, a new lease direct with the landlord is available by negotiation.

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## COSTS

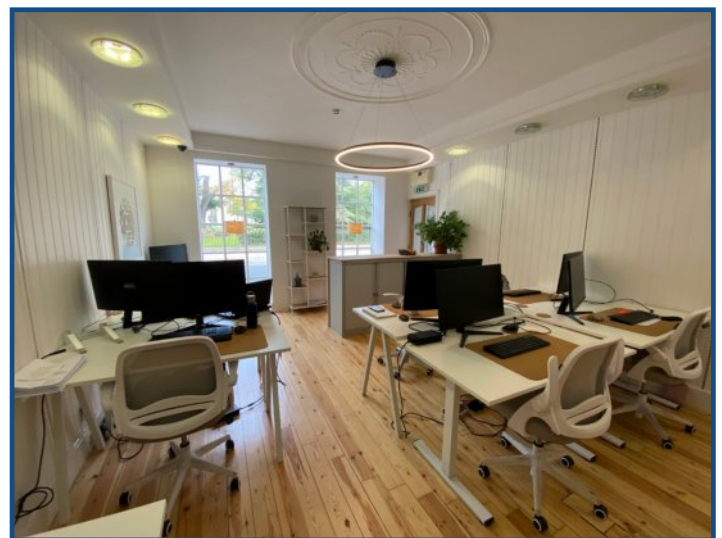
Each party to be responsible for their own legal and other costs incurred in respect of an assignment. In the event of new lease, the tenant to be responsible for the landlord's reasonable costs incurred in creating a new lease.

## VIEWING

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

E: [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk)

T: 01636 610906







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