



WOOD MOORE & CO.



TO LET - 21 Kirkgate, Newark NG24 1AD

- Prominent ground floor unit in town centre location on busy pedestrian thoroughfare
- Retail area 916 ft² (85 m²) Basement area 701 ft² 65 m²)
- To Let on a new lease £18,750 p.a. exclusive
- Available from 27 July 2025
- Next to the towns main post office and Morrisons supermarket and close to the historic Market Place & Newark Castle

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



LOCATION

Attractive Grade II listed premises which 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 and basement area

Accommodation

	ft ²	m ²
Ground Floor	916	85
Basement area	701	65
TOTAL	1,617	150

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 (54). 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 £18,750 p.a exclusive

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 £16,000 (obtained from VOA website). 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.

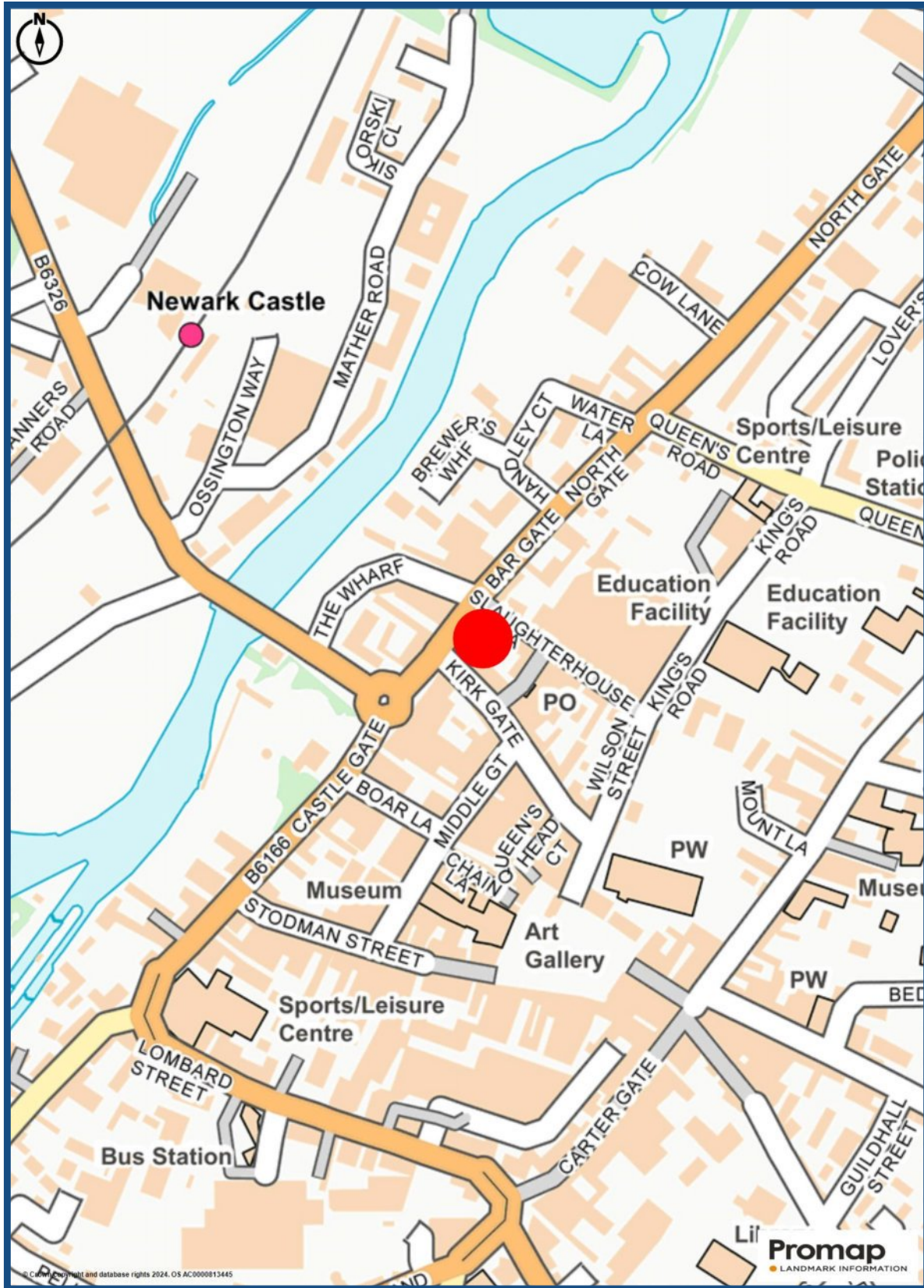
VIEWING

For further information or to arrange a viewing, please contact (Our Ref CS1872):

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

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





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