WOOD MOORE

32 Stodman Street, Newark, NG24 1AW

To Let | 892 to 1,902 sq ft

By Newark & Sherwood District Council at the Former M&S Re-Development

woodmoore.co.uk

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Summary

- Rent: £10,000 - £30,000 per annum
- Business rates: To be confirmed.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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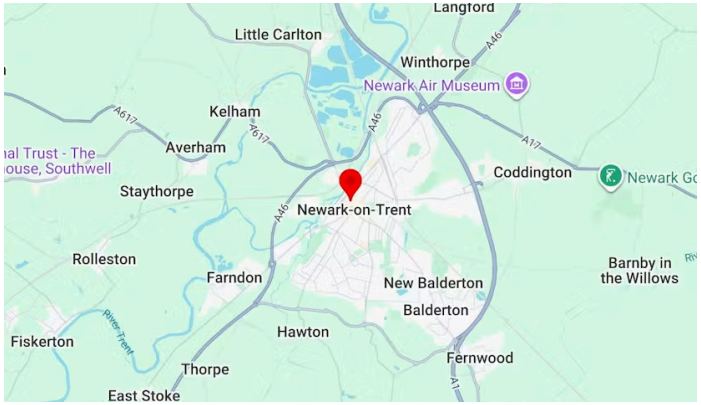

Description

Vibrant new retail space TO LET in the heart of the town centre–perfectly positioned to attract high footfall and support growing businesses in a thriving community hub. Above the retail units will be 29 residential apartments.

Location

The units are situated in the heart of Newark Town Centre the former M&S town centre re-development scheme. Adjacent occupiers include Boots, Costa, CEX and Clarks, amongst a number of other national operators.

Accommodation

Three brand new self-contained retail units available to occupy from June 2026, more particularly comprise:

Name	Building Type	Size	TenureRent		Rent (sq ft)	Monthly Rent	Availability
Ground - Unit 1	Retail	1,426 sq ft	To Let	£30,000 /annum	£21.04	£2,500	Under Offer
Ground - Unit 2	Retail	1,902 sq ft	To Let	£30,000 /annum	£15.77	£2,500	Available
Ground - Unit 3	Retail	685 sq ft	To Let	£10,000 /annum	£14.60	£833.33	Available
Ground - Unit 4	Retail	892 sq ft	To Let	£12,000 /annum	£13.45	£1,000	Under Offer
Total					**£16.22**		

Terms

Each unit is available TO LET on new Full Repairing and Insuring Terms at the rents included in the attached schedule. A deposit to the equivalent of 3 months rent may be required.

EPC

Each unit will have an EPC prepared on practical completion.

Business Rates

The Rateable Value will be assessed on practical completion.

Service Charge

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas.

VAT

All figures quoted are exclusive of VAT which is payable.

Agents Note

Floorplans and dimensions are taken from architectural drawings and are for guidance only, these maybe subject to change throughout the build programme. Dimensions stated are with a tolerance to be expected. Computer generated images are for illustrative purposes and not to scale.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (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 and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.

Clarks