

WOOD MOORE



69 Castle Gate, Newark, NG24 1BE

To Let | 1,345 to 3,939 sq ft

Last remaining retail units TO LET with INCENTIVES and FLEXIBLE terms.

woodmoore.co.uk

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Summary

- Rent: £12,000 – £32,000 per annum + VAT.
- Business rates: To be confirmed.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (26)
- Lease: New Lease

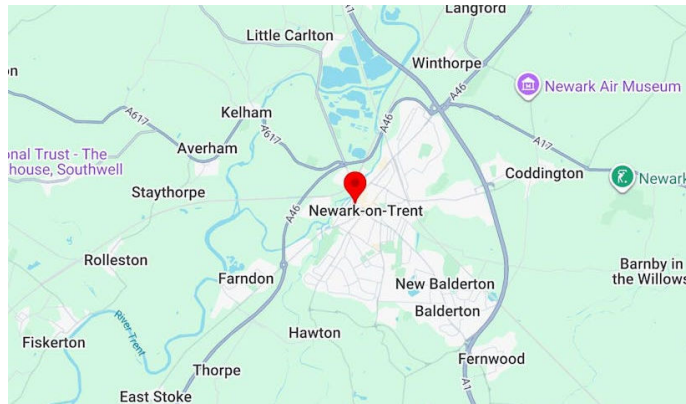
Further information

- [View details on our website](#)

Contact & Viewings



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Description

All enquiries – Incentives and flexible terms considered. The two retail units are situated in "The Castlegate Centre" A hospitality, leisure and retail hub located within Newark Town Centre. The building occupies a prominent corner position with frontages on to a busy road, on the junction that connects Castlegate and Lombard Street. The surrounding area is an established retail location close to Asda and the new bus station.

The two available retail units have recently been fully refurbished to a shell fit-out ready for tenants fit-out. They are both self-contained with individual attractive retail frontages and come with their own welfare facilities.

All enquiries are welcomed.

Location

The building occupies a prominent corner position with frontages on to a busy road, on the junction that connects Castlegate and Lombard Street. The surrounding area is an established retail location close to Asda and the new bus station.

Accommodation

ONLY two retail units remaining that offer varying different footprints to a shell fit-out ready for an incoming tenant to take occupation immediately, with incentives:

Name	Size	Tenure	Rent	Availability
Ground – Units 2–3	2,594 sq ft	To Let	£20,000 /annum	Available
Ground – Unit 4	1,345 sq ft	To Let	£12,000 /annum	Available

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.



Viewings

Viewings are via the sole acting agents Wood Moore & Co.

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.

The landlord is happy to consider incentives such as rent free periods and flexible lease terms for early occupation. We request that any interested parties contact the agents for further information.

VAT

VAT will be charged in addition to the rent.

EPC

Units 2–3: B26
Unit 4: A25

Business Rates

The Rateable Values will need to be reassessed following the refurbishment works.

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. Full details on request.

