

WOOD MOORE

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FREE LOCAL DELIVERY

18 St. Marks Lane, Newark, NG24 1XS

For Sale | 1,166 sq ft

Town Centre Investment For Sale. Business Unaffected.

woodmoore.co.uk

18 St. Marks Lane, Newark, NG24 1XS

Summary

- Price: £175,000
- VAT: Applicable
- EPC: C (57)

Further information

- [View details on our website](#)

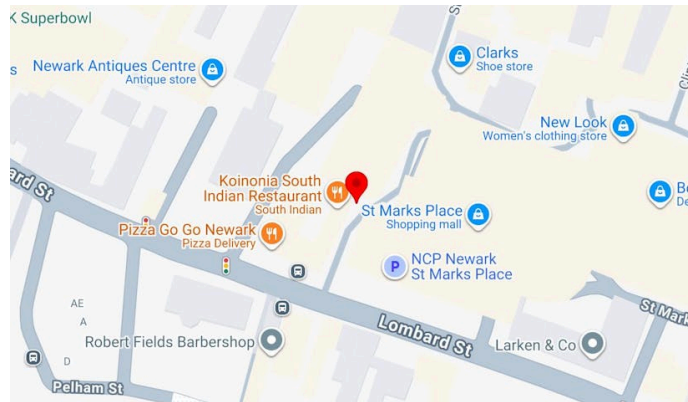
Contact & Viewings



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Description

Town centre retail investment opportunity. Modern brick built shop unit with ground and first floor retail accommodation. Long established independent retail tenant. Ideal investment opportunity with long term potential for conversion of first floor accommodation

Location

Situated at the heart of the town centre in a busy thoroughfare location, St Marks Lane links the ASDA supermarket & car park with Stodman Street & town's historic Royal Market Place

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Size	EPC	Availability
Ground – Retail & Ancillary	Ground	588 sq ft	C (57)	Available
1st – Retail & Ancillary	1st	578 sq ft	C (57)	Available

Rateable Value

The property has a Rateable Value of £10,250 reducing to £8,300 from 1st April 2026



Services

All mains services are currently connected to the property

Tenure

The property is offered for sale Freehold subject to and with the benefit of a new 10 year Full Repairing & Insuring lease at a rent of £13,000 p.a. + VAT subject to rent review and option to break on the 5th anniversary. Further details are available on request.

Price

£175,000 + VAT

VAT

VAT is payable in respect of a sale of this property although it is anticipated that VAT TOGC Rules will apply. (Potential purchasers should take their own professional advice in this regard).

Viewing

Viewing is STRICTLY BY APPOINTMENT ONLY

