



Former Co-op Foodstore, High Street,
Collingham, Newark, NG23 7LB

#28/2023G



BTG
Eddisons

Former Co-Op Foodstore

High Street, Collingham, Newark, NG23 7LB



Agreement

To Let



Detail

3 newly converted and refurbished neighbourhood retail units situated within popular village centre



Rent

Unit 1: U/O
Unit 2: £11,950 pax
Unit 3: Let to Optique Opticians



Size

Unit 1: 87.89 sq m (946 sq ft)
Unit 2: 86.77 sq m (934 sq ft)
Unit 3: 86.77 sq m (934 sq ft)



Location

Newark, NG23



Property ID

#28/2023G

For Viewing & All Other Enquiries Please Contact:



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Director

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Trainee Surveyor

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Property

3 newly converted and refurbished neighbourhood retail units situated within popular village centre.

The units have been finished off with a solid floor, painted plaster walls and a suspended acoustic ceiling incorporating strip lighting panels.

Each of the units have their own toilet and kitchen area.

The centre provides a wide range of facilities including a large Coop supermarket, doctors surgery and pharmacy. An opticians has recently opened within this terrace of 3 units.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 1	87.89	946
Unit 2	86.77	934
Unit 3	86.77	834
Total NIA	261.43	2,814

Services

Mains water, electricity and drainage will be connected to the property

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries. Please note that the property does not have Planning Permission for hot food takeaway use.

The property is not Listed but falls within a Conservation area.

Interested parties are advised to make their own investigations with the Local Planning Authority - Newark and Sherwood District Council.

Rates

Charging Authority: Newark and Sherwood District Council

Description: Shops and Premises

Rateable Value: To Be Assessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The units are available to let on new leases drawn on the equivalent of Full Repairing and insuring terms by way of a service charge, for a term of years to be agreed.

Rent

Unit 1: £12,500 pax

Unit 2: £11,950 pax

Unit 3: £11,950 pax

The rents above are exclusive of business rates and utility costs.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

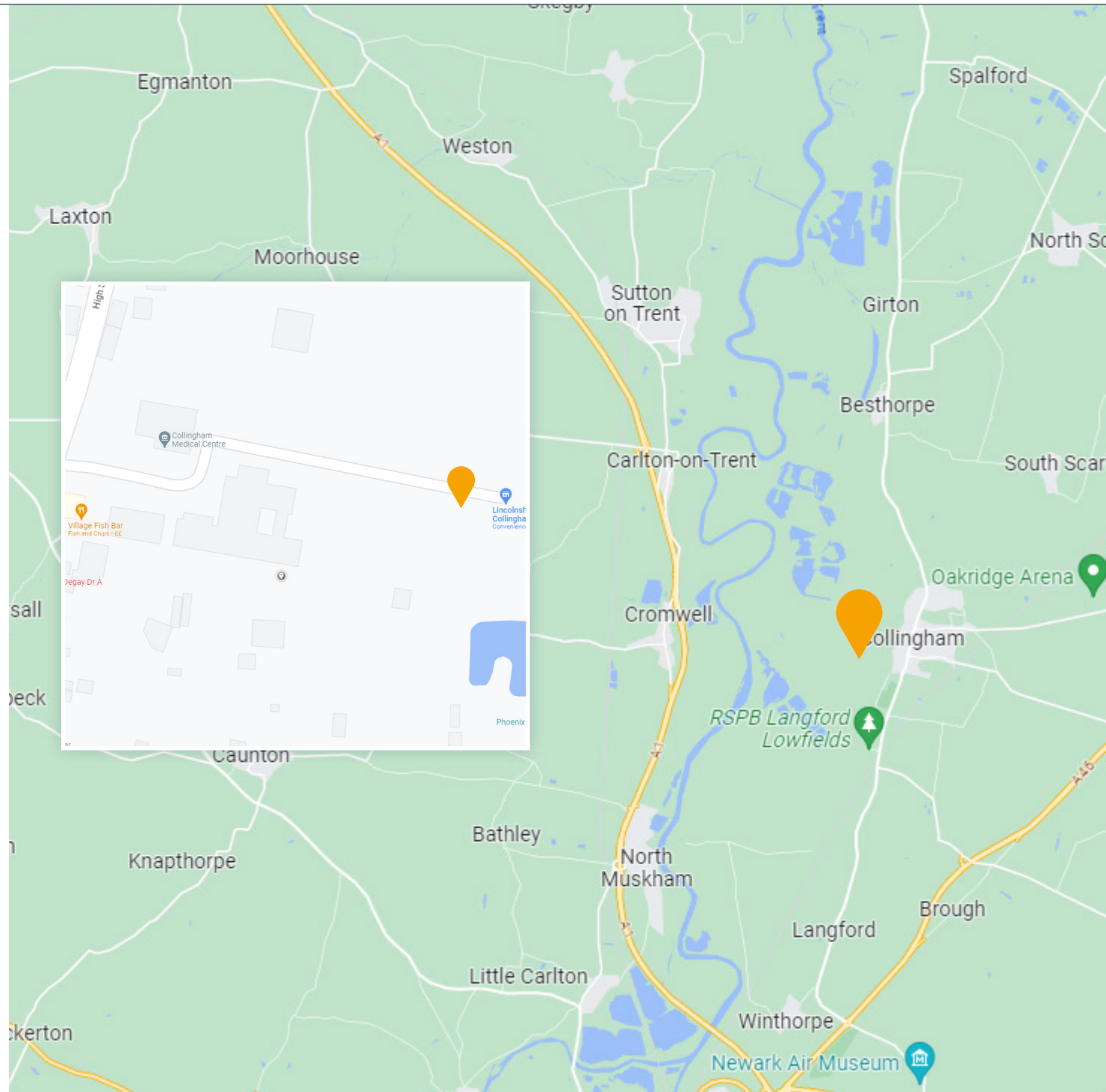
Location

The property is located within the centre of the popular village of Collingham, within the village Neighbourhood Centre, which is anchored by large Coop Supermarket.

Other nearby occupiers include the village Doctor's Surgery and Pharmacy opposite and a Fish and Chip Shop and butchers. An opticians has recently opened within this terrace of 3 units.

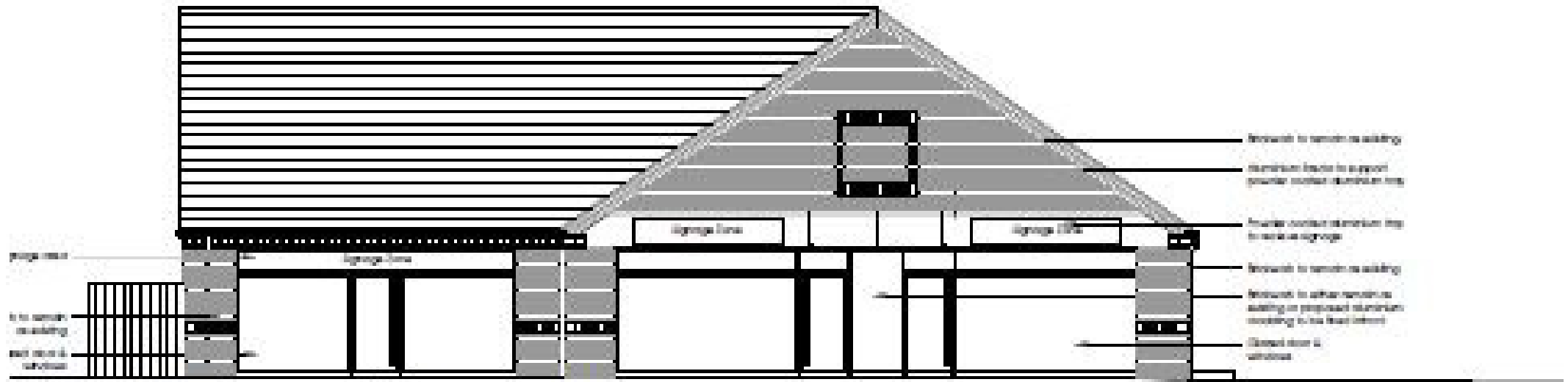
Collingham is a large affluent village located six miles to the north of Newark-on-Trent and fourteen miles southwest of Lincoln, with a population of circa 3,000.

The village offers a good range of local services and amenities, including a village primary school and is located on the Lincoln to Nottingham railway line, with regular daily services 7 days a week running between the 2 Cities.









Front elevation