



TO LET - 13 CARTERGATE, NEWARK NG24 1UA

- Ground, first & second floor retail premises
- Approximately 1,659 ft² (154.12 m²)
- Short walk to historic Market Place & Town Centre
- To Let on a new Lease at £12,000 per annum exclusive

LOCATION

The premises are located on Cartergate, Newark, which is close to the town centre & historic market place. St Mark's Shopping Precinct and the NCP multi-storey car park are also in close proximity. The approximate location of the premises is shown on the attached location plan.

Newark is an attractive and thriving market town with a resident population in the order of 36,000 with regular markets serving 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 45 minutes drive

DESCRIPTION

The premises comprise of ground floor sales area with first & second floor ancillary accommodation, Kitchen and WC facilities.

| Description | ft ² | m ² |
|-----------------------------|-----------------|----------------|
| Ground floor | 989 | 91.88 |
| First & second floor stores | 670 | 62.24 |
| | - | - |
| Total | 1,659 | 154.12 |

SERVICES

All mains services are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services.

ENERGY PERFORMANCE

The property has an EPC rating of D (88)

BUSINESS RATES

The property has a rateable value of £11,500. An ingoing tenant may be eligible for small business rates relief (subject to status) all enquiries regarding business rates should be made directly to NSDC's Business Rate department on Tel: 01636 650000

TENURE

The property is available to Let on a new lease at a rent of £12,000 pa exclusive (subject to lease terms and status).

VAT

All sums quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal costs incurred in the creation of the lease.

VIEWING

For further information or to arrange a viewing, please contact:

Wood Moore & Co Ltd

Navigation House

48 Millgate

Newark

NG24 4TS

E: enquiries@woodmoore.co.uk

Our Ref: CS1853

