



Unit 3 Beaumont Cross, Newark
NG24 1XG
#5008-K/2024E

UNIT 3 BEAUMOND CROSS

NEWARK, NG24 1XG



Agreement

To Let



Detail

Retail/Leisure Premises



Rent

£22,000 pax



Size

228.66 sq m (2,460 sq ft)



Location

Newark, NG24 1XG



Property ID

#5008-K/2024E

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property comprises a purpose-built mid-terrace retail unit, located on a busy neighbourhood retail park, within close proximity to a number of regional and local retailers, including Asda, Subway and Barnardos.

The unit benefits from a shell specification with the current fixtures easily removeable, prominent retail frontage, rear access and direct car parking in front.

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
Retail Space	211.46	2,276
Storage	11.2	120
Kitchen	6	64
Total NIA	228.66	2,460

Energy Performance Certificate

Rating: 60C

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

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

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).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Newark and Sherwood Council
Description: Office and Premises
Rateable value: £22,250
UBR: 0.546
Period: 2024-2025

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£22,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may 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.

Location

The unit is situated adjacent to the town's Asda Superstore and bus station, in a prominent central location on the corner of Lombard Street and Portland Street.

The town's established prime retail pitch is located a short walk to the north and nearby retailers within the St Mark's retail scheme directly opposite the site include New Look, Wilkos, Costa and Clarks Shoes.

In addition to the new Travelodge Hotel and Asda Superstore, other tenants within the scheme include Subway, Lloyds Pharmacy, Barnardos and Your Home, and the main town centre doctors' surgery - The Lombard Medical Centre.

Newark is an expanding prosperous market town with a population of circa 35,000 and a large affluent catchment within 20kms of 160,000. The town is strategically located at the junction of the A1, A46 and A17 and has excellent direct rail links into Kings Cross - travel time 1 hour 20 minutes. The town enjoys above average retail space from within its catchment. (Source CACi Report 2013).







