

Unit 3 Beaumond Cross, Newark **NG241XG** #5008-K/2024E

Eddisons Incorporating Banks Long & Co

| Eddisons Incorporating Banks Long & Co | | OVERVIEW | DESCRIPTION | LOCATION | IMAGES | PLANS |
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| NEWARK, NG241XG | | | | | | |
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| Agreement | Detail | Rent | Size | Location | Property | y ID |
| To Let | Retail/Leisure Premises | £22,000 pax | 228.66 sq m (2,460 sq ft) | Newark, NG241X | (G #5008-K// | 2024E |
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For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons) Surveyor jasper.nilsson@eddisons.com 07929 105395 01522 544515 Eddisons Incorporating Banks Long & Co

OVERVIEW

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: Description: Rateable value: UBR: Period:

Newark and Sherwood Council Office and Premises £22,250 0.546 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.

IMAGES

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.

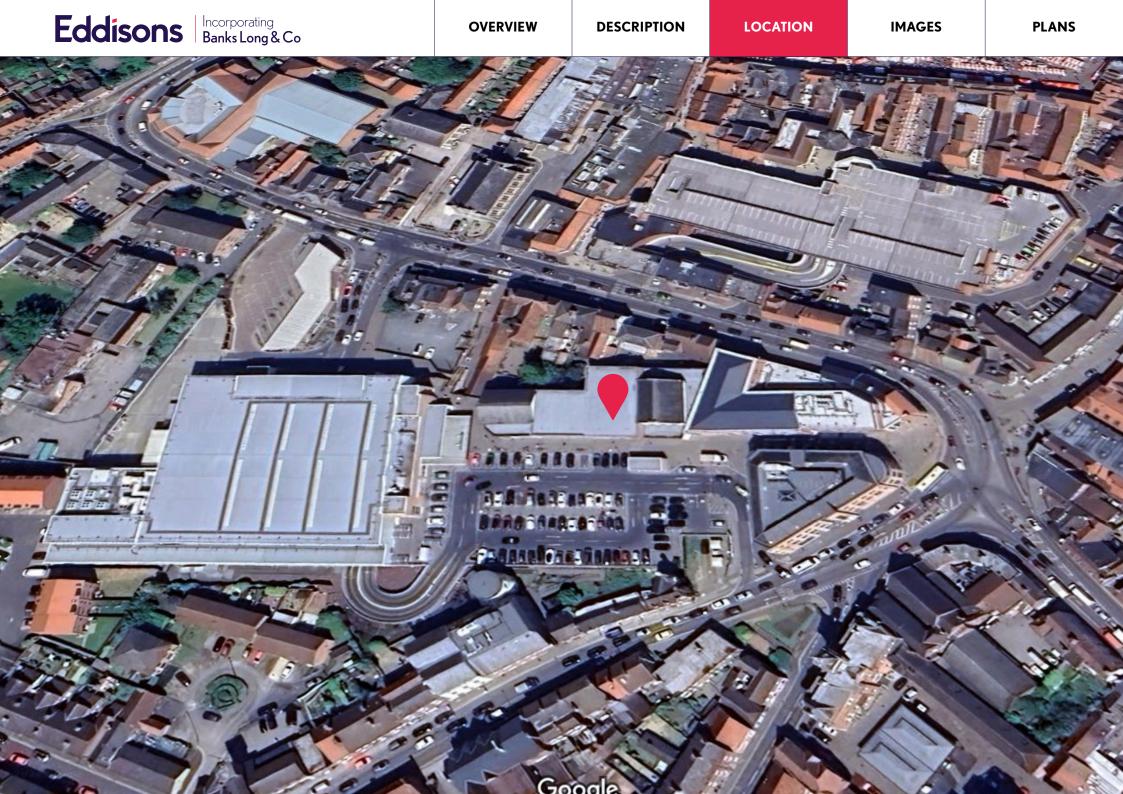
VAT

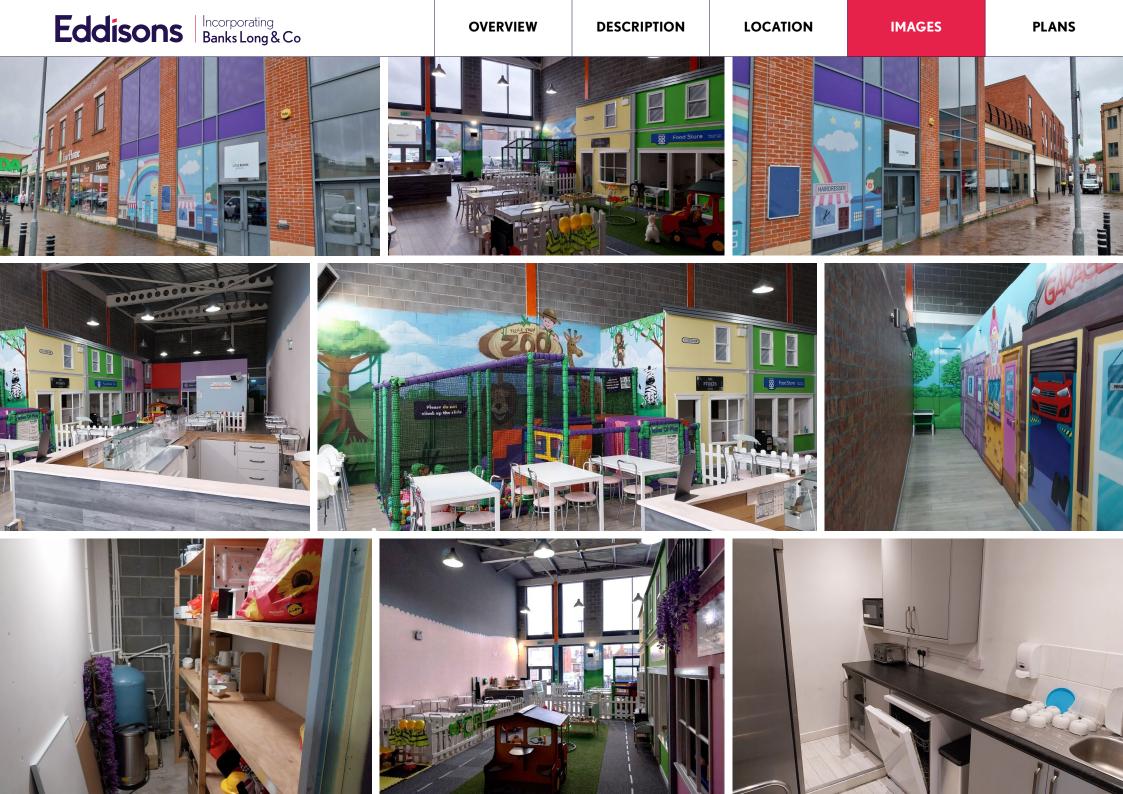
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Incorporating Banks Long & Co Eddisons DESCRIPTION **OVERVIEW** LOCATION PLANS IMAGES Bathley North Knapthorpe Muskham Location Brough Langford Little Carlton The unit is situated adjacent to the town's Asda Winthorpe Superstore and bus station, in a prominent central kerton location on the corner of Lombard Street and Newark Air Museum M Portland Street. Rd Newark Northgate + Tanvic Tyre and A The town's established prime retail pitch is located Waitrose & Partners 토 a short walk to the north and nearby retailers within the St Mark's retail scheme directly opposite the Morrisons Newark Golf C site include New Look, Wilkos, Costa and Clarks Newark Castle Shoes. CeX Buy & Trade In National Civil War Centre - Newark Muser In addition to the new Travelodge Hotel and Asda kley Superstore, other tenants within the scheme CASTLE BREWERY include Subway, Lloyds Pharmacy, Barnardos and Your Home, and the main town centre doctors' surgery - The Lombard Medical Centre. Best Western Deincourt 0 Balderton Devon Parl Hawton Newark is an expanding prosperous market town once 🚺 with a population of circa 35,000 and a large -Google Fernwood Thorpe affluent catchment within 20kms of 160,000. The town is strategically located at the junction of the East Stoke A1, A46 and A17 and has excellent direct rail links into Kings Cross - travel time 1 hour 20 minutes. osmere The town enjoys above average retail space from Clay within its catchment. (Source CACi Report 2013). Elston Google Syerston Cotham





Eddisons Incorporating Banks Long & Co

PLANS

IMAGES

