



Newark Northgate Station, Newark NG24 1LS

**TO LET**

Commercial/Retail Opportunity

667 Sq Ft  
(62 Sq M)

# Newark Northgate Station, Newark NG24 1LS

## DESCRIPTION

On behalf of London North Eastern Railway, an opportunity exists to develop surplus station buildings. The building comprises of a number of adjoining rooms divided by mainly timber stud partitions together with some structural walls. The demise also includes an external basement accessible via an adjacent courtyard. There is potential to increase the size of the building space by between 100-300sqft however this will be subject to relocation of other occupiers and some structural works to create separate access.

- ✔ Surplus station buildings available to develop
- ✔ Station benefiting from 900,000 passengers per annum
- ✔ Premises accessible via the platform and forecourt
- ✔ Located on the outskirts of the town centre
- ✔ Regular services to London, Leeds and Edinburgh

## LOCATION

The station is located on the outskirts of the town centre, approximately 10 minutes walk from the main high street. The station is serviced by a number of train operators and provides frequent rail services to and from London, Leeds, Newcastle, Edinburgh as well as many other major UK destinations.

Existing retailers include Costa, Coffee and Caterleisure.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	667	62

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate

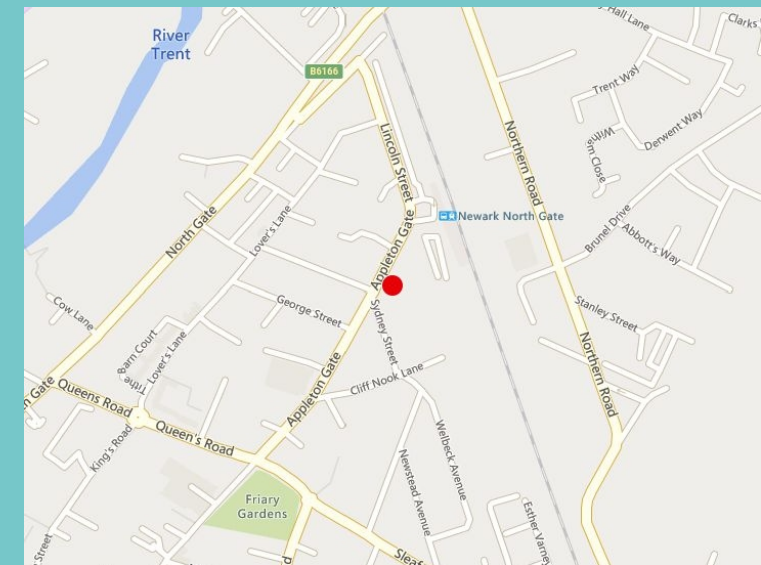
## LEGAL COSTS

The tenant will be responsible for the Landlords legal costs incurred in the drafting and completion of the lease estimated to be approximately £1,000 plus VAT.

## TERMS

A new lease of a duration to be agreed will be available.

EPC The property has an EPC rating of E (107).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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