

TO LET

RENT  
REDUCTION

# SECOND FLOOR, 11A STODMAN STREET

Newark, Nottingham, NG24 1AN



## Key Highlights

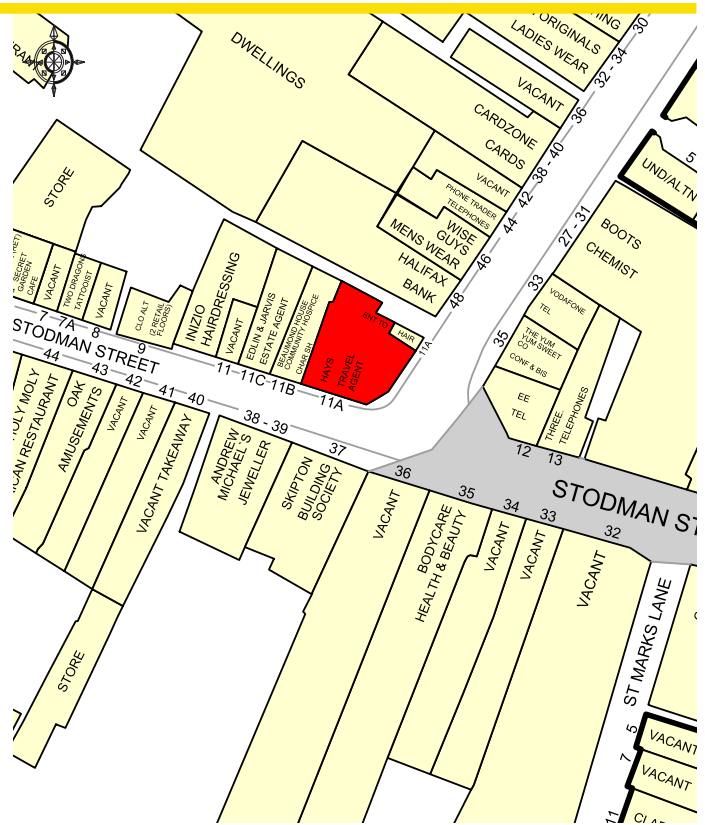
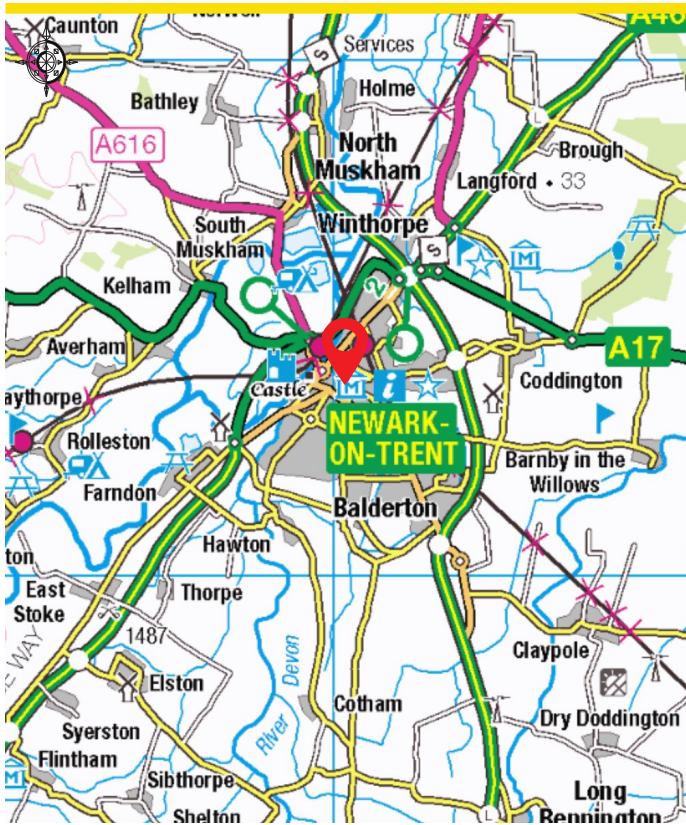
- Prominent position on the corner of Stodman Street, within the heart of Newark's bustling town centre
- Good natural light with virtually full height windows
- Open plan layout suitable for a variety of uses, subject to planning permission
- 1,776 sq ft (164.99 sq m)

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

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**Location**

Newark is a popular market town with a population of approximately 35,000 people. Nearby centres include Lincoln, approximately 20 miles to the north east, Mansfield approximately 20 miles to the west and Nottingham approximately 21 miles to the south west.

Stodman Street has excellent connectivity, with great public transport communications. The property benefits from being within a mile south-west of Newark Northgate Railway Station, which offers a direct line to Kings Cross with an average journey time of 1 hour and 30 minutes. The town centre benefits from easy access to the A1 trunk road and the dualled A46 to Leicester and the M1.

**Situation**

The property occupies a prominent position at the junction of Stodman Street and Middle Gate, Stodman Street resides on the doorstep of the town centre, the street runs directly into the market square, accessible within a minutes-walk.

The immediate vicinity is the bustling market town, predominately categorised by similar retail properties with a mixture of either residential or commercial upper parts. Surrounding big name occupiers include: Boots, EE, Halifax, Costa Coffee, Pandora, Lloyds bank, Holland and Barrett plus many more.

**Description**

The property comprises a late 19th century, traditional English bond brick construction, with six large casement windows, carved an inch back into the brickwork. The property benefits from an attractive black painted timber sill and lintel matching the cornice brackets attached to the parapet, all under a combination of a flat and pitched roof.

It is partially occupied with the ground floor, formerly the Co-operative Bank, now trading as Hays Travel and the first floor occupied by KH Hairdressing.

The second floor which can be accessed via two independent staircases is configured in an open plan arrangement. The property affords good natural light with virtually full height windows. Previously used as a storage room for the salon below, this open plan layout provides an exciting new opportunity for a variety of uses, subject to planning permission. The space includes common facilities.

**Accommodation**

Measured in accordance with the RICS code of measuring practise (6<sup>th</sup> edition) on a net internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Second Floor	1,776	164.99

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### **Rateable Value**

We are advised that the property has been assessed as follows:

- Rateable Value (2023) - £5,800

### **Rent**

£8,750 per annum exclusive (£4.93 per sq ft).

### **Terms**

The property is available on flexible lease terms.

### **Service Charge**

A nominal service charge will be levied in connection with repairs and maintenance of common areas.

### **VAT**

VAT is not applicable.

### **EPC**

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### **Legal Costs**

Each party is responsible for its own legal costs in this transaction.

### **Viewing and Further Information**

Strictly by appointment only with the Sole Agent, Savills.

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## **Contact**

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