



27a, Carter Gate, Newark On Trent, East Midlands NG24 1UA

High Street Retail Parade Unit

- ▶ **Sales area of 767 sqft (71.3 sqm)**
- ▶ **Glazed frontage of 11ft (3.5 m)**
- ▶ **Suitable for various uses, STP**
- ▶ **Nearby occupiers include Argos, Nottingham Building Society, Oxfam, Sports Direct and Wilko.**

For enquiries and viewings please contact:



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Location

The subject property is located along Carter Gate, a pedestrianised retail pitch within Newark town centre. There is a strong mix of both national and local occupiers within Newark, with many national retailers occupying nearby properties including Argos, Nottingham Building Society, Oxfam, Sports Direct and Wilko.

Newark is a large historic market town circa 20 miles to the northeast of Nottingham City Centre and lies on the Nottinghamshire/Lincolnshire border. Newark boasts superb road connections to both the A1 and A46, providing quick access to the surrounding towns and national road networks. The town benefits from mainline rail connections to London Kings Cross (travel time c. 1hr 20 minutes)

Description

The property comprises a ground floor retail unit with a fully glazed frontage and benefits from laminate wooden flooring, fluorescent tube lighting as well as a small kitchenette to the rear.

There is also access via a service yard to the rear.

Accommodation

	Sq M	Sq Ft
Ground floor sales	71.3	767
Total	71.3	767

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to vacant possession.

Business Rates

Property Description: Shop & Premises

Rateable Value: £9,700

Rates Payable: £4,840.30 (based on the small business rates of 49.9p, effective until March 2024).

Occupiers with a property with less than £12,000 rateable value may be eligible for 100% rates relief.

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until April 2024.

(Source: VOA)

Rent

£10,000 per annum exclusive

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been commissioned and will be available in due course.

Viewings

Viewings are by appointment with sole agents Innes England

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