

RETAIL UNIT

TO LET



18 Stodman Street, Newark
NG24 1AT

#1170025/2025H

Eddisons

18 STODMAN STREET

NEWARK, NG24 1AT



Agreement

To Let



Detail

Retail Unit



Rent

£20,000 per annum



Size

91.8 sq m (988 sq ft)



Location

Newark, NG24 1AT



Property ID

#1170025/2025H

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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Property

The property comprises an attractive two storey mid-terraced retail premises with a glazed frontage to Stodman Street, the prime retail pitch in Newark Town Centre just off the marketplace.

Internally, the property is fitted out to a good standard to provide a ground floor retail area, with upper floor ancillary storage and staff areas.

The premises is opposite the former M&S, which is currently being refurbished into a new mixed use hub in the centre of Newark.

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
Total NIA	91.8	988

Energy Performance Certificate

Rating: TBC

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 2020).

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: Council
Description: Shop and Premises
Rateable Value: £24,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

£20,000 per annum

Service Charge

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

VAT

VAT will not be charged in addition to the rent.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

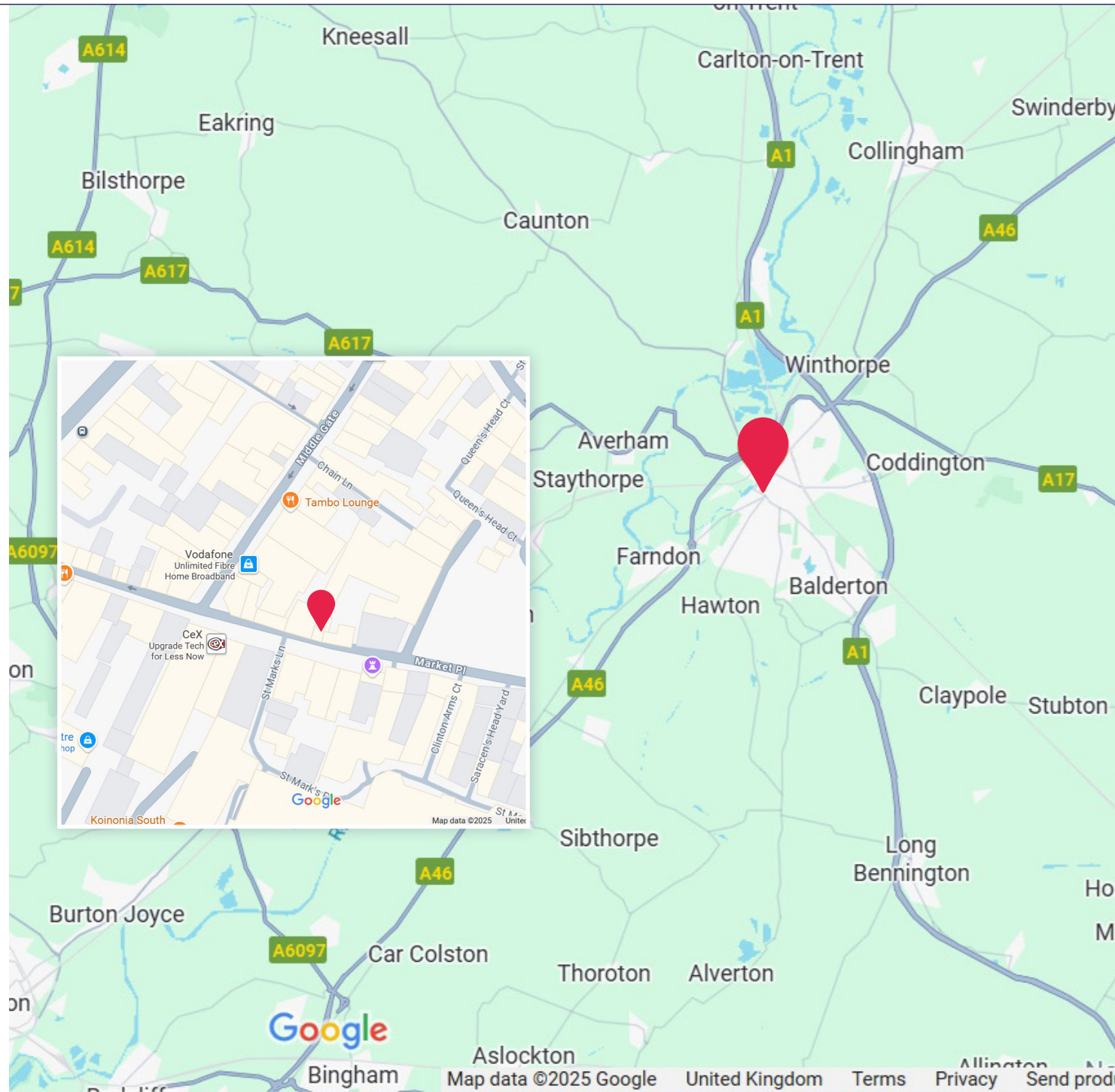
Location

The property is situated in a prime retailing location on Stodman Street in Newark, close to a large number of national retailers including Boots, Costa Coffee, Holland & Barrett, EE, Vodafone and a new Waterstones, which will be opening this autumn.

The property is a short walk from the town's historic and busy market place, which has weekly markets on Monday, Wednesday, Thursday, Friday and Saturday.

Newark is a popular Nottinghamshire market town situated alongside the A1 and East Coast main rail line, with a resident population of circa 35,000 and catchment of circa 160,000 within approximately 12 miles.

Newark is situated 20 miles south west of Lincoln and 20 miles north east of Nottingham. It provides good road links to the national road network via the A1, which runs around the eastern side of the town. It also sits on the main East Coast Rail Line, so enjoys a regular train service to London King's Cross.





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