WOOD MOORE

37 Castlegate, Newark, NG24 1BD

To Let | 2,754 sq ft

Prominent Town Centre Premises - Retail, Coffee Shop or Restaurant (See CGI's)

woodmoore.co.uk

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Summary

- Rent: £27,000 per annum
- Business rates: To be re-assessed on completion.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (86)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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Description

A unique opportunity to lease prominent former bank premises in a prominent town centre location. The property provides largely open plan accommodation and is ideally to a variety of alternative uses (subject to planning), with the landlord considering helping with Tenants works depending on the terms proposed.

Location

The premises are situated on Castlegate with return frontage to Stodman Street in a prominent town centre location on one of the principal routes linking the town with the A1/A46/A17 junction. The town centre amenities include the historic market place and water front areas, both of which are a short walk from the property. Newark is an attractive market town with a resident population in the order of 40,000 serving a district population of over 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

Accommodation

The accommodation comprises a ground floor retail premises that is deemed suitable for a variety of uses, together with a basement store:

Name	Floor/Unit	Size	sq ft	sq m
Ground	Ground	1,868 sq ft	1,868	173.54
Basement	Basement	886 sq ft	886	82.31
Total			**2,754**	**255.85**

Lease Terms

The property is available To Let on a new Full Repairing & Insuring lease for a term to be agreed at an annual rent of £27,000 Per Annum Exclusive.

VAT

All sums quoted are exclusive of, but may be liable to VAT at the prevailing rate

Costs

Each party to be responsible for their own legal & professional costs incurred in creating the new lease

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.