

Retail

# TO LET / FOR SALE

WOOD MOORE



## 33-35 Cartergate, Newark, NG24 1UA

Ground floor retail premises with upper floor offices available for sale or by way of new letting.

### Summary

Tenure	To Let / For Sale
Available Size	1,173 sq ft / 108.98 sq m
Rent	£9,000 per annum
Price	£125,000
Rates Payable	£3,942.10 per annum We understand full small business rate relief will be available to businesses that qualify.
Rateable Value	£7,900
EPC Rating	C (54)

### Key Points

- Ground floor retail premises approx. 817 ft<sup>2</sup> (75.90 m<sup>2</sup>)
- Eligible for small business rates relief (subject to status)
- TO LET on a new Lease at £9,000 p.a.
- First Floor office accommodation approx. 356 ft<sup>2</sup> (33.04 m<sup>2</sup>)
- Short walk to historic Market Place & Town Centre
- FOR SALE at £125,000

# 33-35 Cartergate, Newark, NG24 1UA

## DESCRIPTION

An attractive Grade II Listed two storey property comprising of a retail area to the front, facing on to Cartergate with two large windows. A further large retail section to the rear. Office accommodation and store to the first floor with rear yard.

## LOCATION

The premises are located on Cartergate, Newark close to the Travel Lodge Hotel, Asda retail area, St Mark's shopping precinct, historic market place and NCP multi-storey car park. The approximate location of the premises is shown on the attached location plan. Newark is an attractive and thriving market town with a resident population in the order of 36,000 with regular markets serving a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 45 minutes drive

## ACCOMMODATION

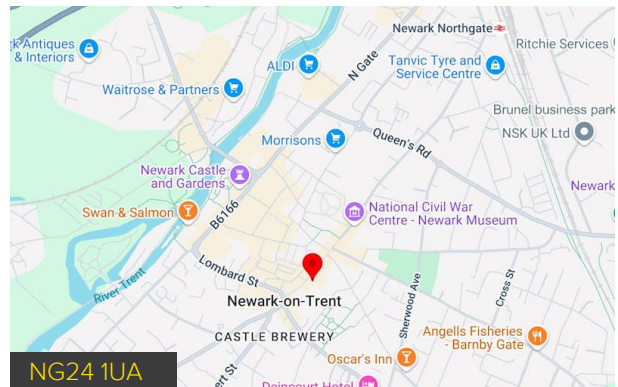
Building Type	sq ft	Tenure	Rent	Price	Availability
Retail	1,173	For Sale / To Let	£9,000 /annum	£125,000	Available
<b>Total</b>	<b>1,173</b>				

## SERVICES

All mains services are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services.

## TENURE

The property is available TO LET on a new lease at a rent of £9,000 p.a. (subject to lease terms and status). Alternatively offers over £125,000 are invited for the Freehold



## Viewing & Further Information

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