

TO LET

RETAIL / OFFICE / SHOWROOM



- **Sales: 324 sq ft / 30.1 sq m.**
- **Feature Glazed Entrance within Arch.**
- **Planning for A1, A2, A3, A4 and A5 Uses.**

SITUATION

Castlegate provides a prominent roadside and pedestrian footfall, retail, restaurant, office or showroom frontage.

Surrounding occupiers include All Spice Restaurant,

Newark is a market town located midway between Lincoln 18 miles north east and Nottingham 16 miles south west. The town is strategically located at the junction of the A1, A17 and A46 trunk roads.

DESCRIPTION

A ground floor lock up unit with the benefit of a feature glazed entrance.

The unit provides a front and rear area and a side door to the passage. There will be connections for a toilet and basin to be fitted, the location and position to be agreed prior to fitting.

A flexible planning consent is granted for A1, A2, A3, A4 and A5 uses.

ACCOMMODATION

Internal Width	2.795m
Overall Depth	10.4m
GIA	324 sq ft



**20 CASTLEGATE
NEWARK NG24 1BG**

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SERVICES

We understand that mains water, electricity and drainage will be available with the possible potential to connect to mains gas subject to reviewing with the landlord.

OUTGOINGS

From an inspection of the 2017 rating list on the Valuation Office Agency Internet Site, the property is described as hairdressing salon and premises.

Rateable Value: £3,350

The business rate poundage figure for the year commencing 01.04.19 is 0.504. We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.

The property should benefit from small business rates relief and enquiries should be made direct with Newark & Sherwood District Council, 01636 650000, business.rates@nsdc.info.

TOWN PLANNING

Planning consent was granted on the 15th May 2005 for change of use within Class A1 (Shop), Class A2 (Financial & Professional), Class A3 (Restaurant and Café), Class A4 (Drinking Establishment) and or Class A5 (Hot Food Takeaway), together with new glazed entrance within the original carriage arch.

A copy of the planning notice is available from the agents.

Interested parties must verify with Newark & Sherwood District Council that their proposed use of the accommodation complies with the planning consent granted (Newark & Sherwood District Council Tel. No: 01636 650000).

FITTING OUT WORKS

Subject to satisfactory references and / or a holding deposit either a rent free period or the landlord may undertake the works to facilitate the fitting of toilet/ staff facilities in a location to be agreed with the landlord.

TENURE

The property is available on a new full repairing and insuring lease agreement for a lease term of three years or greater, with provision for three yearly reviews. Rental offers in the order of £9,500 per annum exclusive are invited for an A1 or A2 use, but if A3, A4 or A5 the rent will be greater depending upon the use proposed.

The incoming tenant will be required to contribute by way of a service charge to a proportion of the upkeep and maintenance of the exterior of the property, together with a contribution towards the overall insurance.

In respect of any specific enquiries concerning the lease or service charge then please discuss with Mathias Perry.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction, however the ingoing occupier is to provide an undertaking of £500.00 plus VAT to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking will be used to reimburse the landlord against abortive legal costs.

EPC

EPC Exempt (Listed Building).

VIEWING

By prior appointment with the sole agents Mathias Perry.



MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.