



Ground Floor, 2-4 Balderton Gate, Newark,  
Nottinghamshire, NG24 1UE

£9,500 Per Annum

Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A double-fronted retail shop unit situated in a busy trading thoroughfare very close to Newark Market Place. The property has a frontage to Balderton Gate of 40.ft with large display windows. Generally open plan in layout, the gross internal area is 638 sq.ft approximately. Potential for other uses subject to necessary consent.

The property is immediately available to let on Lease for a term of years to be agreed.

Newark is a sizeable market town with a residential population of 25,000 approximately together with a catchment area with a population of 113,000. The area is placed centrally in the UK and has good access to the A1 and A46 trunk roads. North Gate station has regular and frequent mainline services to London Kings Cross with journey times in just over 75 minutes.

The property comprises a nicely sized, double-fronted retail unit with a prominent location, good frontage and the town centre market place in a very short walking distance. There are public car parks on Balderton Gate and a variety of shops and services within the vicinity creating a natural foot flow.

#### **RETAIL AREA ONE**

13' x 10'10 plus 12'10 x 5'8 (storage area) (3.96m x 3.30m plus 3.91m x 1.73m (storage area))



Large display window, recessed ceiling lights. Additional storage area partitioned by stud wall.

#### **RETAIL AREA TWO**

17' x 13'3 (5.18m x 4.04m)



Large display window, fluorescent lighting.

#### **RETAIL AREA THREE**

13'1" x 10'11" (max) (3.99m x 3.35m (max))



Fluorescent lighting. Doorway through to:

#### **KITCHEN**

8'5 x 6'7 (2.57m x 2.01m)



With fitted cupboards and stainless steel sink and drainer.

#### **LEASE TERMS**

The property is offered to Let on a new Lease for a term to be agreed at a rent of £12,000 pa exclusive. The Landlord will insure the building and recover a fair proportion from the Tenant by way of Insurance Rent.

#### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.


#### **POSSESSION**

Vacant possession will be given on completion.

#### **VIEWING**

Strictly by appointment with the selling agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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