



19 Middle Gate, Newark, NG24 1AG

£10,000 Per Annum

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Retail Premises To Let
- Incentives Available
- VAT Exempt
- Prime Location
- 417 Sq. Ft, First Floor
- 450 Sq. Ft, Ground Floor
- Class E Planning
- EPC Rating E

A Town Centre shop premises to let with existing Class E use. The property has a 22ft frontage to Middle Gate, a prime retail trading area with four way foot traffic via Chain Lane, Boar Lane and Middle Gate. This situation forms an important link between the Market Place and Stodman Street where many of the multiples are represented, and the Paxton's Court shopping area with the Morrisons supermarket and parking.

The property stands prominently and would suit niche trades including retail, beauty & wellness and bakery/coffee shop. The property has a street frontage entrance and a secure separate side entrance.

Newark on Trent is a thriving and expanding market town with a population of approximately 35,000 and a catchment of around 115,000. Ongoing residential development is supporting strong economic growth, while the town benefits from a diverse commercial base, high employment levels and good local affluence. Newark combines historic character, including Newark Castle and the Georgian Market Place, with excellent transport links via the A1, A46 and direct rail services to London in just over 75 minutes.

The following accommodation is provided:

GROUND FLOOR

SALES AREA

22'2 x 11'2 (6.76m x 3.40m)

Plus 14'4 x 8'5. Front display window and entrance door. Suspended ceiling and lighting.

KITCHENETTE

12'3 x 7'7 (3.73m x 2.31m)

Measured to the staircase.

FIRST FLOOR

OFFICE ONE

11'9 x 11' (3.58m x 3.35m)

With front window.

OFFICE TWO

11'6 x 11' (3.51m x 3.35m)

With front window.

STORE ROOM ONE

10'9 x 7'5 (3.28m x 2.26m)

STORE ROOM TWO

8'10 x 8'7 (2.69m x 2.62m)

WC

SERVICES

Mains water, electricity and drainage are connected to the property. There are smoke alarms fitted. The property is within the Newark and Sherwood District Council surveillance camera area. A camera is attached to the building and the control box is subject to access given reasonable notice by Newark and Sherwood District Council for maintenance. There are no charges or responsibility on the tenant for the surveillance equipment.

LEASE TERMS

The property is offered to let on lease for a term of 5 years at a rent of £10,000 per annum exclusive subject to a Rent Review on the third anniversary of the lease. The lease is available on a Fully Repairing and Insuring basis (FRI). Rent Deposit £2,500.

BUSINESS RATES

The rateable value (from 1st April 2026) is £13,500. The small business multiplier is 49.9p in the pound. Small business rate relief may apply.

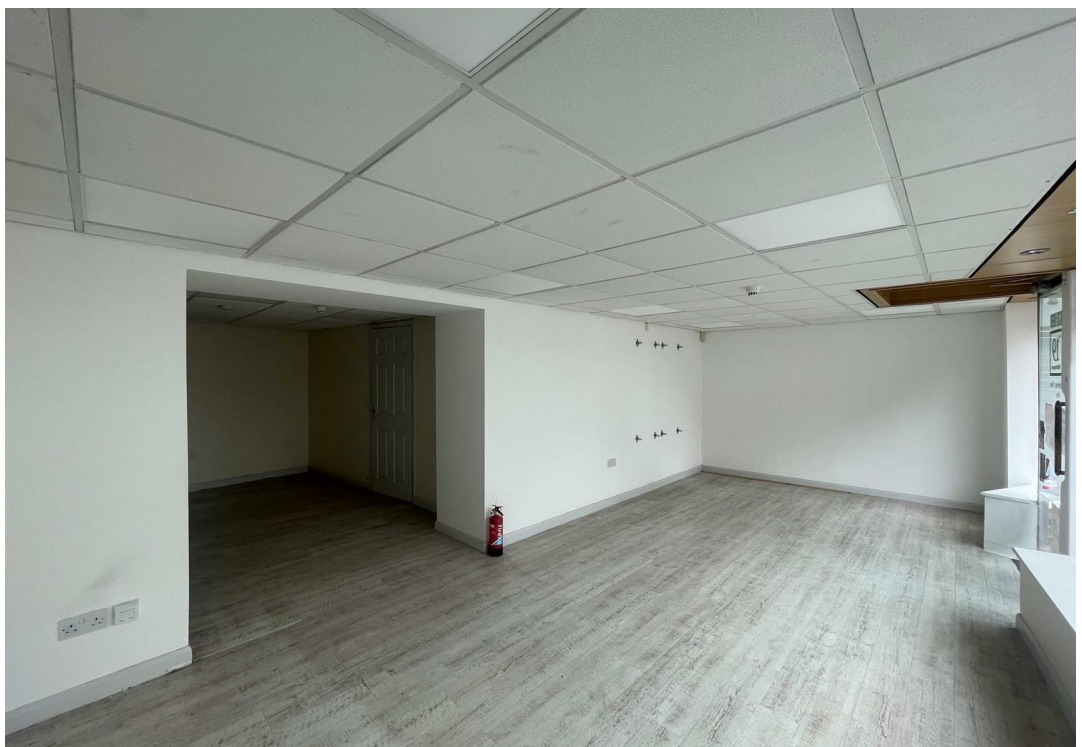
FIXTURES & FITTINGS

The fixtures and fittings include security doors, security alarm system and fire alarm system, subject to servicing and recommissioning by the incoming tenants.

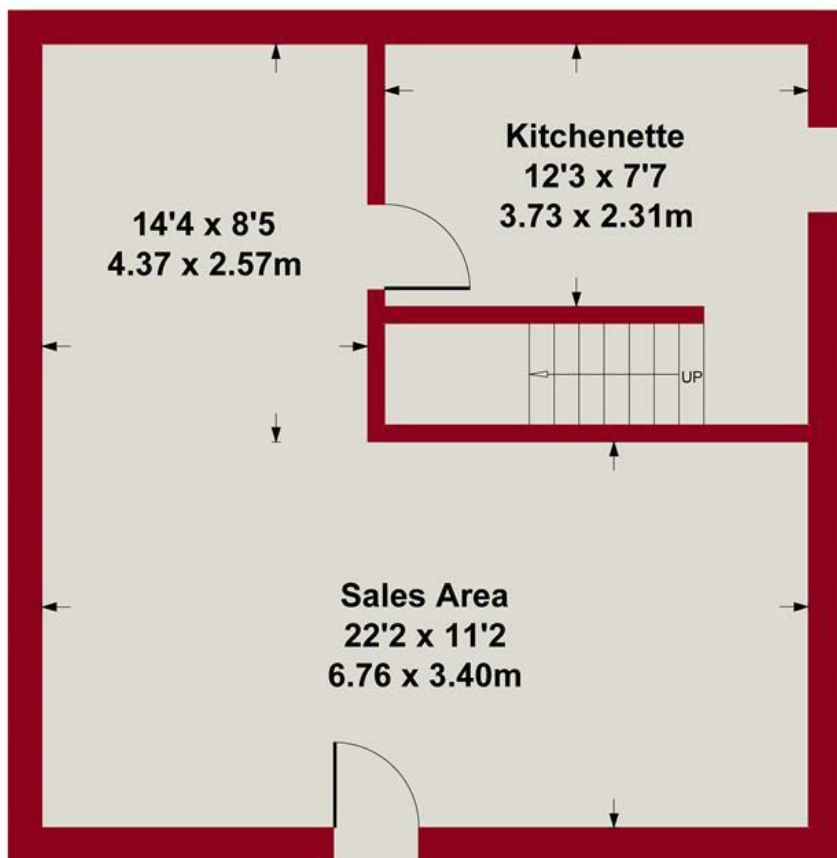
VIEWING

Strictly by appointment with the letting agents.

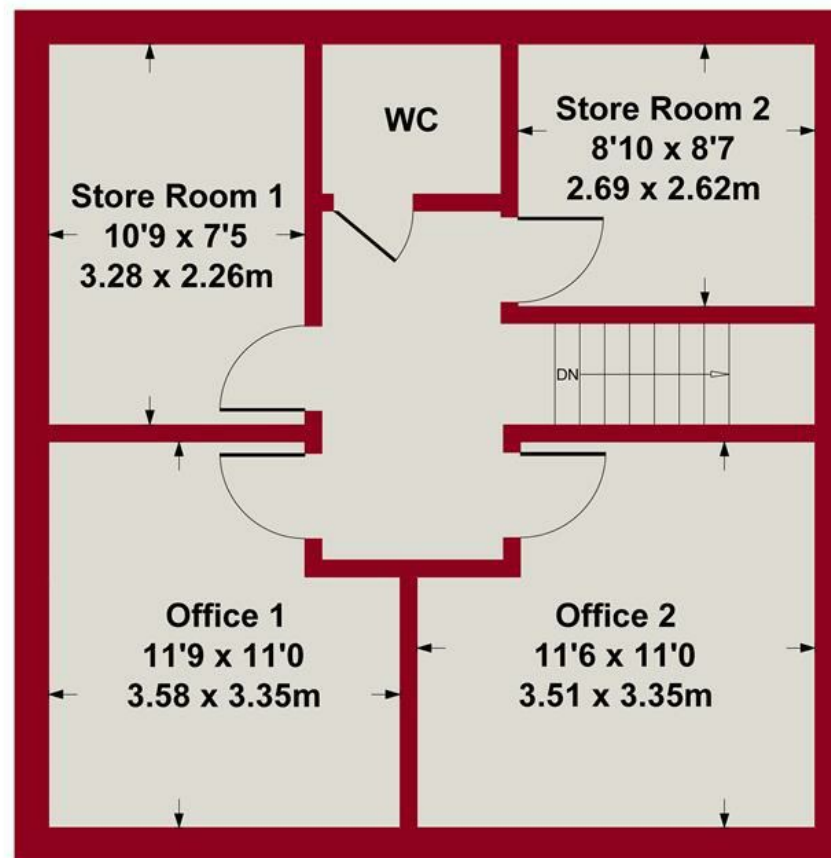




Approximate Gross Internal Area
1001 sq ft - 93 sq m



GROUND FLOOR



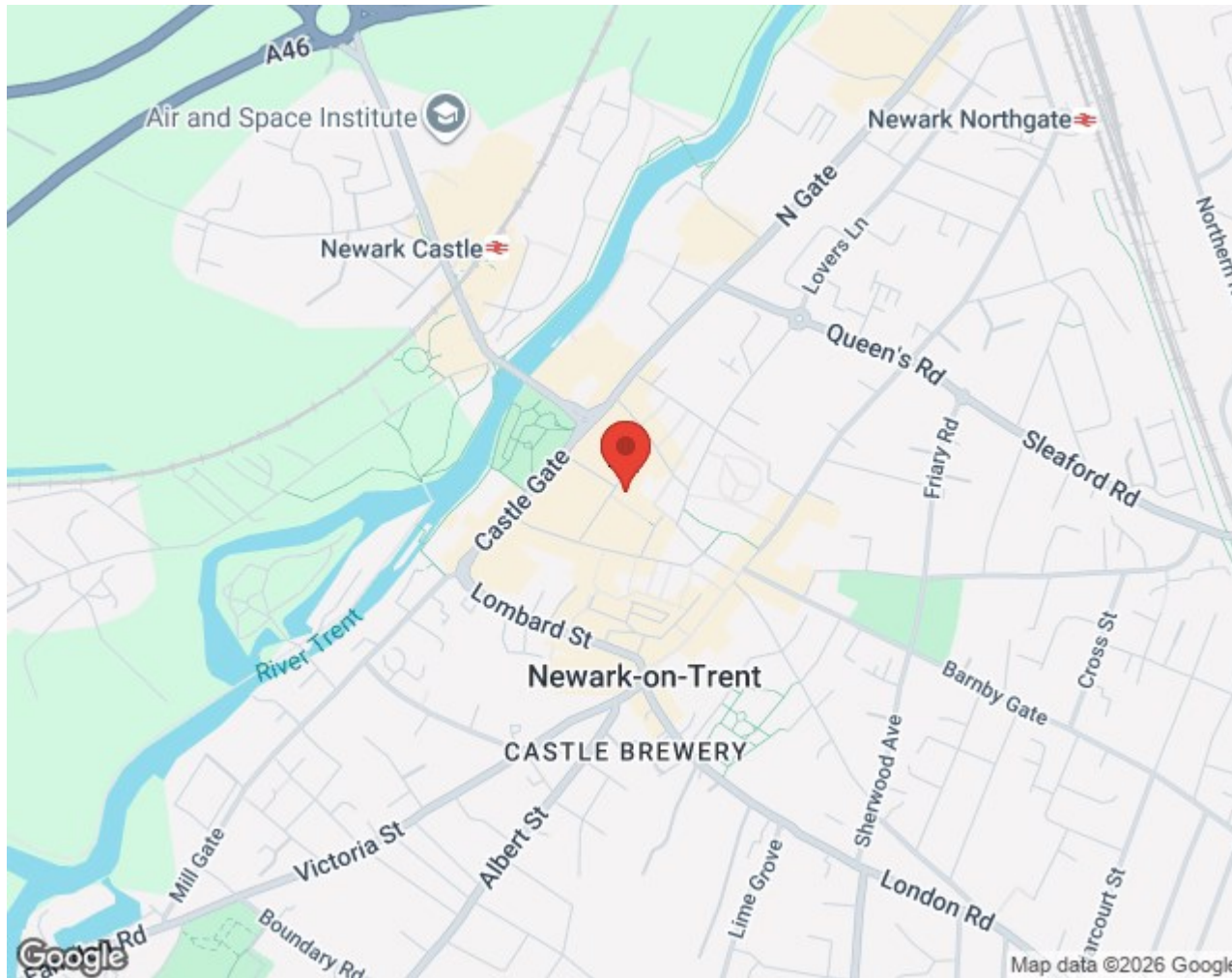
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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