



37 Kirk Gate, Newark, Nottinghamshire,
NG24 1AD

TO LET £9,000 PER ANNUM

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- *TOWN CENTRE RETAIL UNIT - £9,000 pax
- *Ground Floor Retail 539 sqft
- *First Floor storage 157 sqft
- *Busy Town Centre Location
- *Prominent Listed Building
- *Great Retail Opportunity
- *Lease Term of Years Negotiable

Ground floor retail shop unit available, situated in a busy town centre trading area. This prominent historic building has a substantial street frontage in excess of 18ft and good display windows. The property is offered with flexibility on the term of the lease.

SALES SHOP

18'6" (frontage) x 15'11" (5.64m (frontage) x 4.85m)



With display window, LED lighting, exposed original timber frame and storage recess.

LOBBY AND STAIRS TO STORAGE ROOM

STORE/SHOWROOM

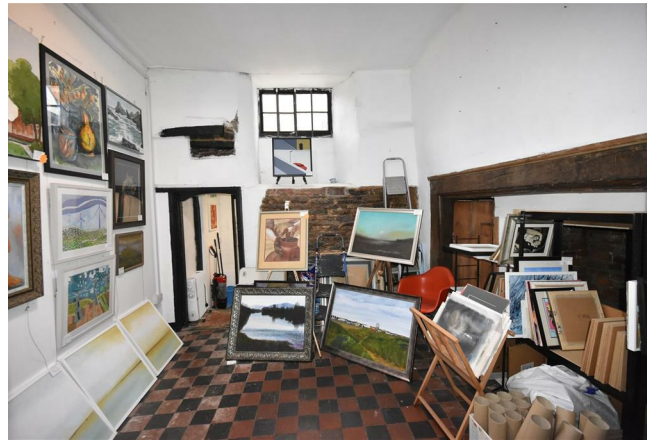
9'9" x 7'9" (2.97m x 2.36m)



With timber frame exposed.

SHOWROOM

11'8" x 10'6" (3.56m x 3.20m)



With Inglenook fireplace, blue and red quarry tiled floor, high level window.

KITCHEN

With stainless steel sink unit.

SEPARATE TOILET

With low suite WC and washbasin.

SECOND FLOOR STORAGE ROOM

13'2 x 11'11 (4.01m x 3.63m)



Kirkgate is an important link between Middlegate, the Market Place, Paxtons Walk and Morrisons Supermarket. A busy thoroughfare and close to St Marys Church.

SERVICES

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

LEASE TERMS

Internal Repair/Decoration only, terms to be agreed.

POSSESSION

Early possession date can be arranged.

VIEWING

Strictly by appointment with the letting agents; Richard Watkinson & Partners.



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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**The Property
Ombudsman**

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