



34a Appleton Gate, Newark,
Nottinghamshire, NG24 1LR

£7,495 Per Annum

Tel: 01636 611 811

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

- Long Established Hair & Beauty Salon
- Prominent Frontage & Display Window
- Staff Room, Kitchen & Toilet Facility
- EPC TBC
- Also Suitable for Alternative Class E Uses
- Gross Internal Area 400 sq.ft approx
- Immaculate Condition Throughout

A long established hair and beauty salon with a prominent frontage on this busy arterial road, a main thoroughfare to Northgate railway station. The property, immaculate throughout, has a large front display window and a gross internal area of 400 sq.ft approximately. There is a staff rest room, small kitchen and toilet facility. The central heating system is recently installed. The property is offered to let on lease term of years to be agreed.

The following accommodation is provided:

SALON

18'8 frontage x 15' depth (including the cupboard under the stairs)

Power points, fluorescent lighting, front window and entrance door.

CORRIDOR

STAFF ROOM

13' x 8'7 (3.96m x 2.62m)

Base units, stainless steel sink unit and drainer, Ideal gas fired central heating boiler, radiator.

REAR ENTRANCE LOBBY

With uPVC rear entrance door.

KITCHEN

4' x 4' (1.22m x 1.22m)

With stainless steel sink unit and radiator.

TOILET

With low suite WC, basin, chrome heated towel rail. Fully tiled walls.

LEASE TERMS

The property is offered to let on lease for a term of years to be agreed at a rent of £7,495 per annum (£624.58 per calendar month) plus insurance rent. Rental to be paid monthly in advance, The tenant shall be responsible for internal repair and internal and external decoration. The landlord shall be responsible for structural repairs. A deposit of one months rent will be required.

VIEWING

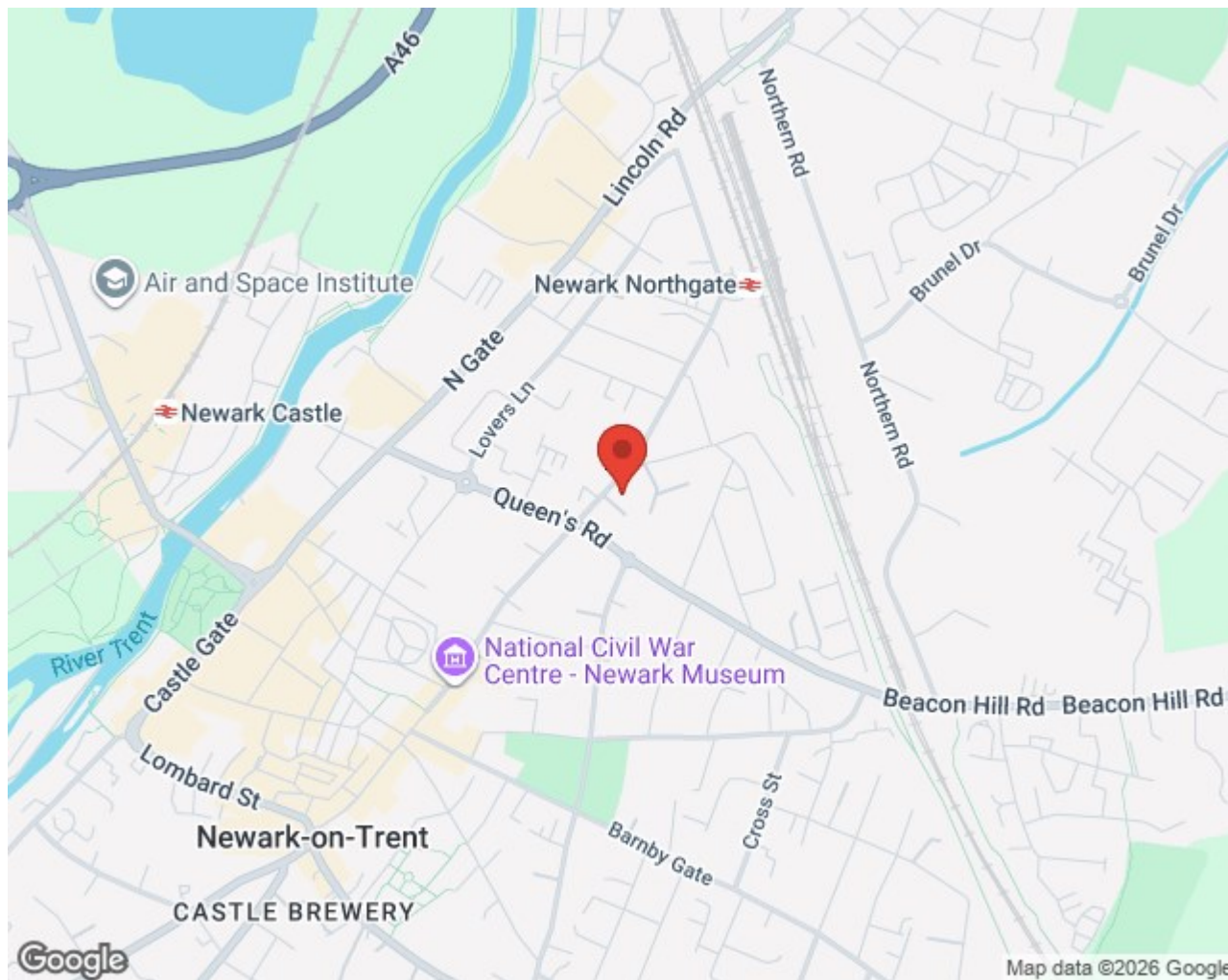
Strictly by appointment with the selling agents.

RATEABLE VALUE

The current rateable value from 1st April 2026 to present is £2950. Small business rate relief up to 100% will be available if your business only uses one property.







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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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



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