



34 King Street, Southwell, NG25 0EN

£8,000 Per Annum

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

- Lock up Shop To Let
- Frontage and Display Window
- Store Room 80 sq. ft approximately
- Local Population and Significant Tourist Trade Potential
- Busy Trading Thoroughfare Situation
- Sales Shop 282 sq.ft approximately
- Secure Side Entrance and Separate WC
- Immediate Availability

A shop unit situated within the principal trading area of Southwell town centre. The sales shop has a frontage of 11'4 and a depth of 21'8. There is a store room, basement and outside WC with also secure side passage access.

The Minster town of Southwell has a population of 7,491 (2021 census) and a significant catchment area. The town also has an important tourist trade attracted to the wonderful Southwell Minster. Southwell is approximately 14 miles from Nottingham and 8 miles from Newark.

King Street is a one way system and there are public car parks within easy walking distance of the town centre. The following accommodation is provided:

SALES SHOP

11'4 (frontage) x 21'8 (depth) (3.45m (frontage) x 6.60m (depth))
(plus 10' x 4' front door)

Display window, stainless steel sink unit, base cupboards and fitted shelving. Mitsubishi reverse cycle air conditioning unit (not tested).

STORE ROOM

12'11 x 6'2 (3.94m x 1.88m)
With shelving and CCTV screen.

BASEMENT

Approached by steps from the sales shop.

SIDE ENTRANCE PASSAGE

OUTSIDE WC

With low suite WC, basin and electric water heater.

LEASE TERMS

The property is offered to let on lease for a term of years to be agreed at a rent of £8000 per annum exclusive (£666.66 per calendar month) plus a proportion of the building insurance. Rental to be paid monthly in advance.

The tenant shall be responsible for internal repair, internal and external decoration. The landlord will be responsible for structural repairs. A deposit of three months rent will be required.

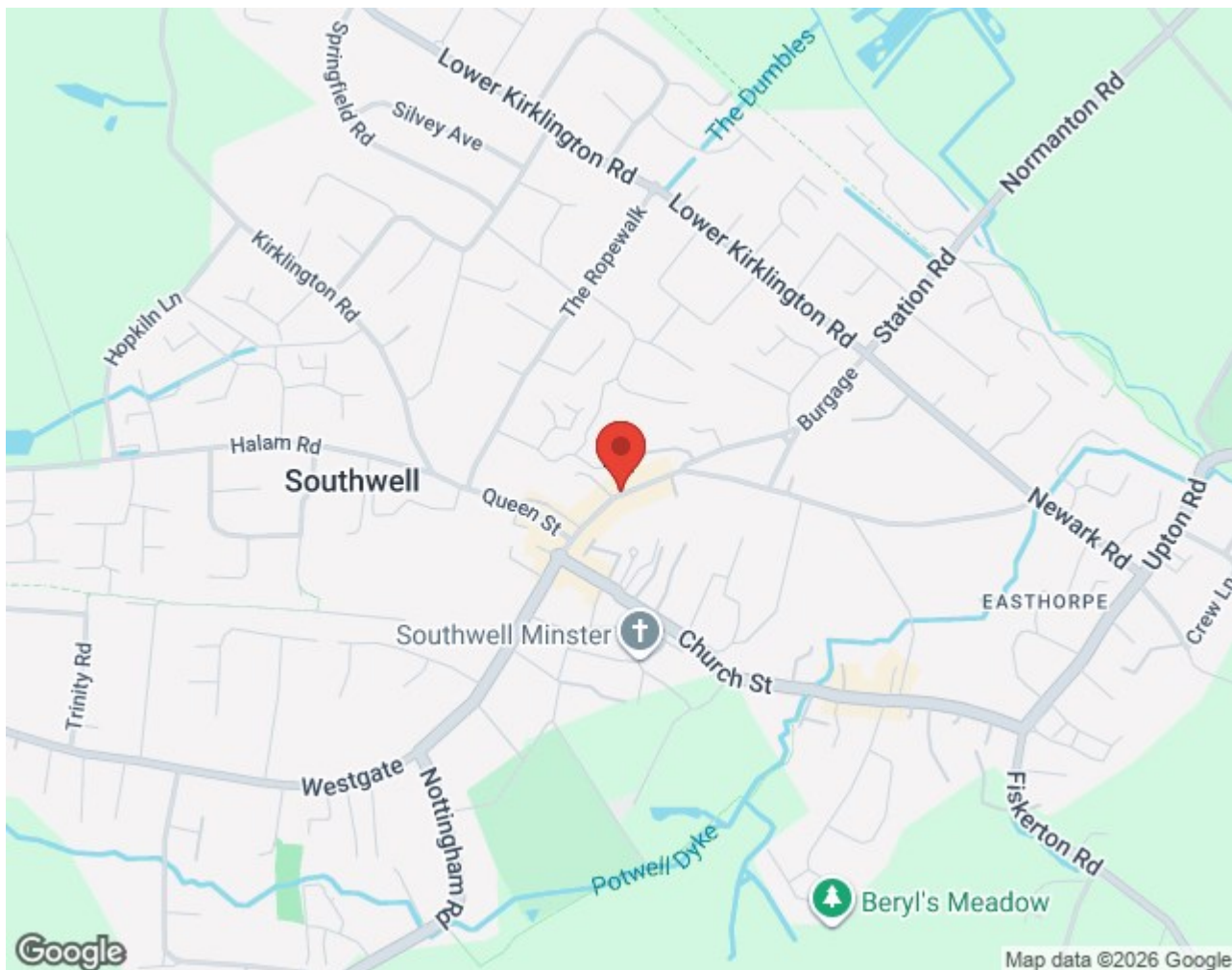
VIEWING

Strictly by appointment with the letting agents.

RATEABLE VALUE

The rateable value from April 2026 is £9200. Small business rate relief may be available





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



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