

Ground Floor Shop, 39 Kirk Gate, Newark, Nottinghamshire, NG24 1AD

£6,000 Per Annum

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

*TOWN CENTRE RETAIL UNIT
*Class E Use To Include Cafe, Retail Office
*Busy Town Centre Location
*Lease Term of Years Negotiable
*Prominent Listed Building
*347 sq. ft Approximately
*Internal Repair/Decoration Only
*Great Retail Opportunity

Retail shop unit with Class E Use, to include cafe, beauty, office and boutique use. Available at a realistic rent. The property has a prominent double frontage in a busy Town Centre trading area.

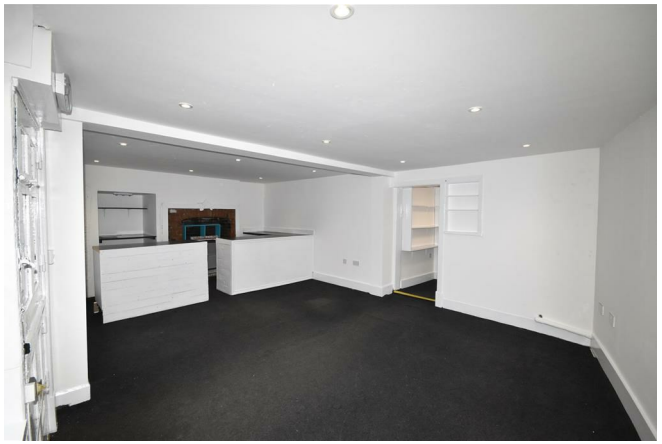
This timber framed building dates back to the late 16th Century and is a prominent landmark within the historic town of Newark on Trent.

Newark on Trent is a thriving Market Town with a good range of facilities and amenities including national and local retailers, supermarkets, banks, a fine Georgian Market Place in close proximity to the property. The immediate surrounding area is a mixed use location with small retailers, the popular Old Post Office public house, Violin School and St Mary's Church situated on the Kirk Gate/Market Place junction.

Newark on Trent is a sizeable Market Town with a residential population of 29,748 approximately together with a catchment area providing a further 113,000 population. The Town is placed centrally in the UK and well located for access to the A1 and A46 trunk roads. Newark on Trent is on the main East Coast railway line with services to London and Edinburgh. Journey times between Newark Northgate and London Kings Cross are just over 75 minutes.

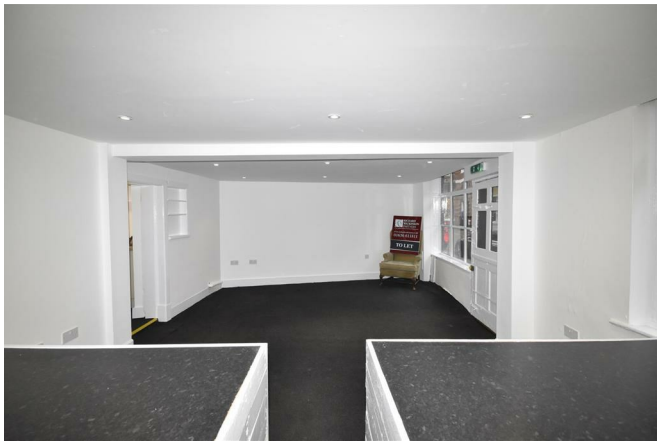
The town hosts the Civil War Museum, Palace Theatre, 12th Century Castle and riverside areas, with a host of cultural and historic amenities.

SALES SHOP
23' (frontage) x 14' (average depth) (7.01m (frontage) x 4.27m (average depth))





Ornamental brick fireplace opening, LED lighting, display window, centre entrance door and window.



KITCHEN
5'7 x 4'5 (1.70m x 1.35m)
Stainless steel sink unit, cupboard, centre light fitting.



SEPARATE WC
Low suite WC, basin, extractor, LED lighting.

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

LEASE TERMS
The property is offered with a term of lease of 6 years subject to a rent review on the third anniversary of the

lease.

Tenant responsible for internal repairs and decoration only.
Service Charge - There is a service charge/building insurance contribution of £230 per annum.
Rent Deposit - 3 months rent deposit will be required.
Rateable Value - We understand the property will be reassessed for business rating purposes.
Small Business Rate Relief may apply.

VIEWING

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





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

RICS

The Property Ombudsman

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