

2 Martindale Lane, Newark, Nottinghamshire, NG24 1XF

TO LET £3,500 PER ANNUM

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Premises
- Prominent Pedestrianised Frontage
- Retail/Salon/Office Use
- Internal Area 150 Sq. Ft.
- Thoroughfare to ASDA

A small ground floor lock-up unit situated on a busy thoroughfare to ASDA, convenient for car parking, close to Lombard Street and the St Marks shopping centre. The property offers an opportunity as a small salon, office or retail unit.

Potential Uses
The premises may lend themselves to a variety of commercial uses, including:

Office accommodation for home care providers and other professional services
Dog grooming salon
Charity or second-hand retail shop
Vape and specialist retail shop
Accountancy, insurance brokerage or general office use
Specialist bakery, including bespoke and wedding cake production

The above uses are provided as a guide, with any proposed use subject to the landlord's prior approval.

GROUND FLOOR

SALES/SALON
9'8 (frontage) x 15'5 depth (2.95m (frontage) x 4.70m depth)
Sink unit and base cupboards, suspended ceiling.

WC
WC facilities which are shared with the other units on Martindale Lane.

LEASE TERMS
The property is available to let on lease for a term to be negotiated, rent £3,500 per annum payable monthly.

The Tenant is responsible for the Landlords reasonable costs in preparation of the lease.

The Tenant will be responsible for external decoration, internal repairs and internal decoration.

RATEABLE VALUE
The current rateable value 1st April 2026 to present is £3,600. Small Business Rate Relieft may apply.

EPC RATING
EPC rating 71 C.

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

VAT
The building is elected for VAT which will be charged on the rent.

SERVICE CHARGE
We understand there is a contribution towards the Service Charge.

VIEWING
Strictly by appointment with 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 firms 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

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

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