

# Prime Retail Unit Previously Used as a Restaurant Available To Let Immediately With No Ingoing Premium

45 Stodman Street | Newark upon Trent | Nottinghamshire | NG24 1AW



Open Plan Unit with 2 Upper Floors, Grade II Listed Building  
Sales Area Extending to 178sqm, 1,920sqft  
Large Kitchen at the Rear Extending to 49.4sqm, 530sqft  
Separate Entrance to Upper Floors Suitable For Storage or Accommodation STP

Available To Let Leasehold  
£20,000 per annum  
For Sale Freehold with Vacant Possession  
£250,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The historic market town of Newark stands on the River Trent and has a retail catchment population estimated to be in excess of 125,000 residents.

The town has a higher than average range demographic and age demographic indicating more affluent residents.

Newark is a sub-regional shopping centre enjoying good transport links with Northgate Railway Station approximately 600m to the north.

Nottingham is 20 miles to the south-west, Lincoln 25 miles to the north-east on the A46 dual-carriageway. The A1 runs alongside the eastern edge of the town and the A46 passes the town to the north connecting with Leicester and Lincoln.

The property is located in the prime retail historic core with complementary neighbours and high levels of footfall.

Castlegate is located to the west which enjoys strong vehicular flow. Middlegate is located to the north linking to Kirkgate.

The area is a protected retail environment with nearby occupiers including FatFace, Boots, Vodafone, Superdrug and other high street brands.

## Accommodation...

Net Internal Window Frontage	6.2m	
Sales Area including demountable partition Kitchen Area	178m <sup>2</sup>	1,920ft <sup>2</sup>
Upper Floor	53.8m <sup>2</sup>	580ft <sup>2</sup>
Second Floor	33m <sup>2</sup>	360ft <sup>2</sup>

A side entrance leads to an external shared staircase giving access to the first-floor terraced area.



## Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The landlord will require a third of a year's rent upfront and a contribution towards his reasonable legal fees with regards to the preparation of the lease.

Rent will be paid quarterly in advance and an annual insurance contribution will be levied to the tenant to cover the cost of building insurance.

The property is also available freehold with vacant possession.

## Outgoings...

The property has a Rateable Value of £26,500.

## EPC...

The property has an Energy Performance Asset Rating C58. Full details are available on request.



## Viewing...

All viewings are to be made by appointment through the agent.

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