

36 Stodman Street | Newark | Nottinghamshire | NG24 1AW

## Prime retail location in Newark on Trent

**Ground Floor Sales**  
**374.67m<sup>2</sup> (4,033ft<sup>2</sup>)**

- Situated on the prime section of Stodman Street
- Highly prominent unit visible from Middle Gate
- Rear loading yard
- Modern retailing space which could be extended to provide 6,147ft<sup>2</sup>
- Fashion fitted unit
- Nearby occupiers include Bodycare, Boots, Holland & Barrett, EE and Costa



**TO LET**



Location



Gallery



Contact





Location



Gallery



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## Location

The property is located on the prominent section of Stodman Street, a prime area of retail in the town at the junction of Middle Gate.

The property is situated adjacent to the new Bodycare shop and opposite Boots. Stodman Street provides the key thoroughfare from Middle Gate and Market Place which holds markets 4 times a week.

## The Property

The property comprises a mid-terraced retail block which provides a modern fashion fitted open plan retail space along with storage and staff accommodation on the ground floor together with ancillary storage to the first floor.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	374.67	4,033
Ground Floor Stores	196.40	2,114
First Floor	46.45	500

## Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

Please contact us directly to discuss the rent. Our client is open to considering long term lease options at a fixed rent or alternatively shorter more flexible terms.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate.





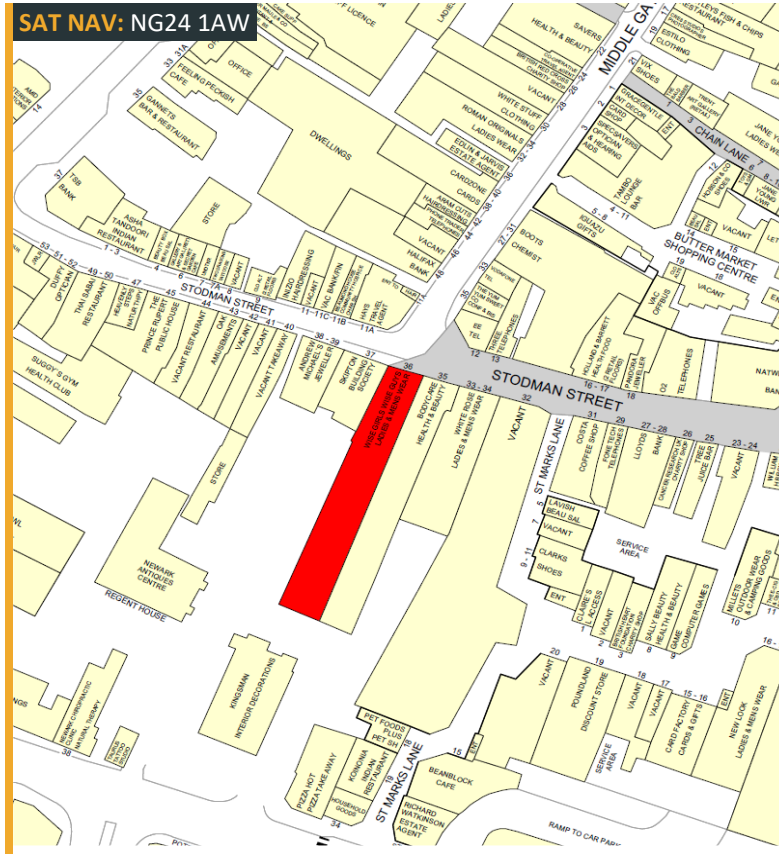
Location



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## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £77,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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10/01/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.