



**Unit 1-2, Forest Road, New Ollerton, Newark, Nottinghamshire NG22 9PL**

## **Shopping Precinct Opportunity**

- ▶ **£55,000 per annum exclusive**
- ▶ **NIA; 7,002 SQFT (650.5 SQM) available as a whole or in part**
- ▶ **Nearby occupiers include Asda, Tesco, Domino's, Boyes and Heron Foods**
- ▶ **Suitable for a variety uses, subject to planning and Landlord consent**

For enquiries and viewings please contact:



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## Location

The subject premises are located within a shopping precinct in the centre of New Ollerton, a well-established market town approximately 20 miles north of Nottingham. The town benefits from good road connections via the A614, providing access to nearby Worksop, Mansfield and Retford as well as the A1 which is 8 miles to the north.

The immediate area comprises a mix of national occupiers including Tesco, Boyes, Heron Foods, Domino's and William Hill as well as a number of local independent retailers.

## Description

The property comprises a self contained, open plan ground floor retail unit with a fully glazed frontage. The unit benefits from a suspended ceiling with inset LED lighting, part-carpeted and part-laminate flooring. The property has ancillary storage, staff kitchenette and W/Cs to the rear. There is an access road to the rear of the building which allows for rear loading directly into the storage area.

The shopping precinct benefits from 136 car parking spaces for both the subject premises and adjacent Asda convenience store.

## Accommodation

|              | Sq M         | Sq Ft        |
|--------------|--------------|--------------|
| Unit 1       | 230.9        | 2,485        |
| Unit 2       | 419.6        | 4,517        |
| <b>Total</b> | <b>650.5</b> | <b>7,002</b> |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

## Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Any new lettings will be subject to securing vacant possession.

The unit is available in part or as a whole.

## Business Rates

The property is currently assessed as one unit.

Property Description: Shop & Premises

Rateable Value: £61,000

Rates Payable: £26,230 (based on the uniform retail, hospitality and leisure business rates multiplier of 43p effective until April 2027).

## Rent

Unit as a whole; £55,000 per annum exclusive

Unit 1; £25,000 per annum exclusive

Unit 2; £40,000 per annum exclusive

## Service Charge

There is a service charge levied for the upkeep of the common areas, building structure and external areas. The latest estimate is as follows;

Unit 1; £6,000 per annum

Unit 2; £11,000 per annum

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

An EPC has been commissioned and will be available in due course.

## Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 18-Mar-2026



