

## Retail unit in busy shopping centre

77.20m<sup>2</sup>  
(831ft<sup>2</sup>)

- Prominent position adjacent to Claire's Accessories and opposite Poundland
- Located in the heart of St Marks Shopping Centre
- Retailers within the vicinity include Wilko, Claire's Accessories, New Look, Millets and Costa
- Rent £1,417 pcm



Available on short  
term flexible  
options

TO LET



Location



Gallery



Contact



## Location

Newark is an affluent market and commuter town in Nottinghamshire, which benefits from a vibrant mix of national multiple retailers and regional independent retailers.

St Mark's Shopping Centre is situated adjacent to Stodman Street and the Market Place and benefits from the town's principal car park, which provides 570 spaces.

The premises occupy a prominent location, adjacent to Poundland and opposite Clarks and Claire's Accessories. Other nearby retailers include; Wilko, New Look, Millets, Costa Coffee, Game and Card Factory.



## Accommodation

The property is arranged over ground floor only and extends to the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	77.20	831
Basement	33.90	365
<b>Total</b>	<b>111.11</b>	<b>1,196</b>





## Lease Terms

The property is available on a short-term flexible basis or alternatively for a term of years to be agreed on an effective full repairing and insuring lease.

## Rent

The property is available at a rent of:-

**£1,417 per calendar month**

## Planning

We understand the property has planning consent for **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche. This information is for guidance only and all parties should check themselves with the local planning authority.

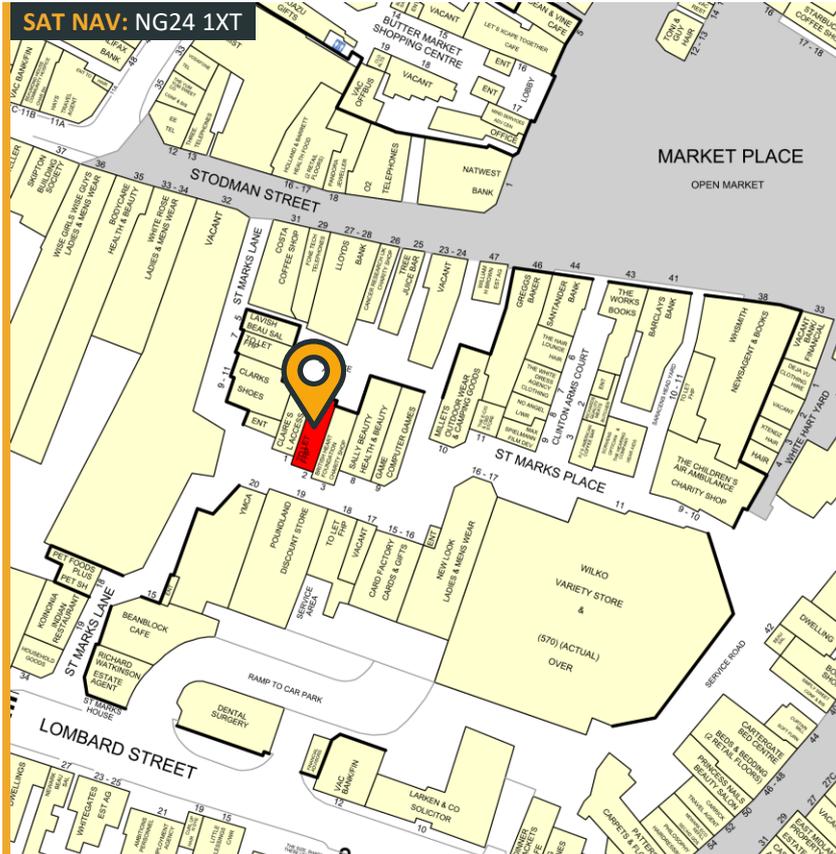
## Business Rates

We understand from the Valuation Office Agency the current rateable value is:

Shop & Premises

Rateable Value (2023): £29,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 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.



## Service Charge

A service charge is levied for the upkeep and maintenance of the building, please contact the marketing agents for further details.

## EPC

The premises has been rated within Band C. A copy of the certificate is available on request.

## Further Information

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

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Please click here to read our "Property Misdescriptions Act". E&OE.