



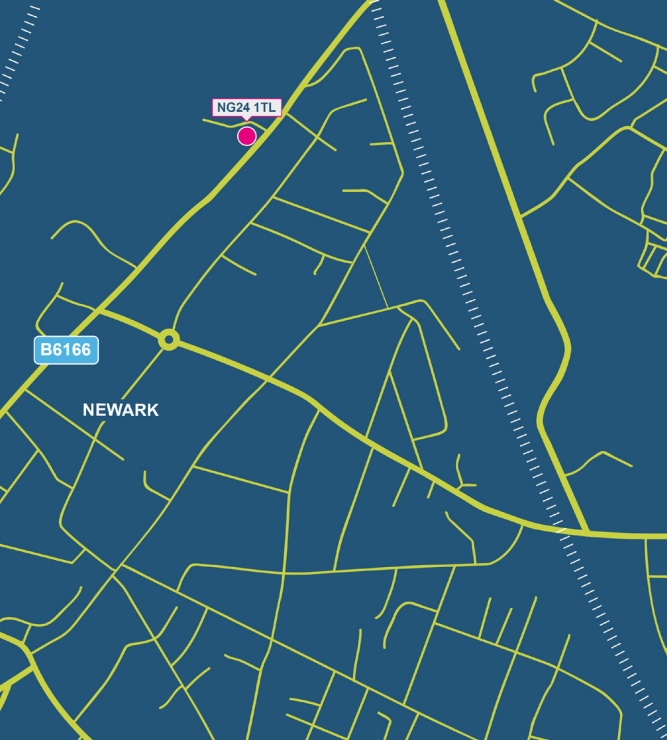
# BANKS LONG&Co

UNIT 3, WARWICK BREWERY, NORTHGATE,  
NEWARK, NOTTINGHAMSHIRE, NG24 1TL

## OFFICE / RETAIL

- Excellent location adjacent busy Northgate Retail Park
- Ground floor 86.81 sq m (934 sq ft) with substantial basement
- Decorated to an excellent standard
- Ample car parking
- Occupiers on the adjacent Park include Boots, PC World, Next, TK Maxx, Homebase, Poundstretcher, Home Bargains and Peacocks
- Suitable for a variety of uses, subject to planning
- Adjacent gym and coffee shop
- **TO LET**





## LOCATION

The property is located in a ground floor parade of units within Warwick Brewery, which includes Arena Fitness Gym and The Coffee Chain Café.

Northgate Retail Park sits adjacent and is home to a number of national retailers including Boots, PC World, Next, TK Maxx, Home Bargains, Peacocks, Poundstretcher and Homebase.

Newark is an attractive and thriving market town with a resident population in the region of 35,000 with a regular market and district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 and A17 trunk roads and East Coast mainline to London.

The surrounding centres of Nottingham and Lincoln are both within 45 minute drive time.

## PROPERTY

The property has been decorated to a good standard and comprises attractive ground floor area with DDA compliant WC and large basement.

The property benefits from ample car parking.

## ACCOMMODATION

Having measured the property in accordance with the Prevailing RICS Property Measurement Guidance, we calculate that the property has the following floor areas:

Ground Floor	86.81 sq m	(934 sq ft)
Basement	169.87 sq m	(1,828 sq ft)

**Total NIA: 256.68 sq m (2,762 sq ft)**

\* Floor plans are available upon request

## TOWN AND COUNTRY PLANNING

The premises benefit from Class A1 (Shops) consent under the Town & Country Use Classes Order (1987) (as amended). In the agents opinion, the property may be suitable for a variety of other uses, subject to any necessary consents.

## SERVICES

We understand electricity, water and drainage are available and connected to the property. These have not been tested and we would encourage interested parties to make their own enquiries with the relevant service providers.

## RATES

**Charging Authority:** Newark & Sherwood District Council  
**Description:** Hairdressing Salon & Premises  
**Rateable value:** £11,750  
**UBR:** 0.512  
**Period:** 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

It is understood that qualifying small businesses will benefit from up to 100% Small Business Rates Relief. Any prospective tenant is advised to check with the Local Charging Authority.

## TENURE

The property is available **To Let** on a new lease for a term to be agreed.

## RENT

**£13,500 per annum exclusive**

## SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the estate.

## VAT

VAT will be payable at the prevailing rate in addition to the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in documenting the transaction.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

**Contact:** Lewis Cove or Harry Hodgkinson

**T :** 01522 544515

**E :** lewis.cove@bankslong.com or harry.hodgkinson@bankslong.com

**Ref.** 9516/2020C