



50A Lombard Street, Newark,
Nottinghamshire, NG24 1XP

£13,900 Per Annum

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Retail/Warehouse Space 1,985 sq.ft
- Complete Refurbishment
- Busy Arterial Road Location
- Prominent 31 ft Street Frontage
- Completed Competitive Rental Terms

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Retail warehouse premises extending to 1,985 sq.ft prominently situated on a busy arterial road frontage within the town centre of Newark. The property has a substantial 31 ft street frontage, new display windows and remote controlled security shutters.

The property has been completely restored and re-roofed with an insulated profile roof sheeting. The portal roof frame provides a good ceiling height for volume sales or alternative uses such as a gymnasium. Alternatively the landlords are prepared to fit a suspended ceiling if required by the incoming tenants.

The location has a substantial footfall between Castle Gate bus station and the Asda store. Newark serves a population of approximately 35,000 with a catchment population of approximately 90,000. The town provides excellent facilities including a wide range of shops, several shops including Waitrose, Morrisons, Asda, Aldi, Marks and Spencer's and most of the multiples represented. The town has excellent road access to the A1, A46 and A17 trunk roads. There are two railway stations within easy walking distance of the premises, Newark Northgate with fast services to London King's Cross in just over 75 minutes and Newark Castle Station which provides a rail link to Nottingham and Lincoln. The property is within 50 metres or so of a town centre public car park.

ACCOMMODATION

RETAIL SPACE

66' x 32' (20.12m x 9.75m)

With 800 mm high dwarf frontage wall, two front windows and double entrance doors. There is a concrete floor finish, new lighting system, insulated roof and exposed steel frame portal roof sections.

KITCHEN & WC

Kitchen area with sink unit, toilet with WC.

SERVICES

Mains water, electricity and drainage are all connected to the property.

LEASE TERMS

The property is offered on a full repairing and insuring lease for a term of 6 years and subject to a rent review on the third anniversary of the lease.

RENT

£13,900 per annum, exclusive of business rates and services. The tenant will be responsible for the landlords costs in preparation of a lease.

RATEABLE VALUE

£12,000

SMALL BUSINESS RELIEF EXEMPTION MAY BE APPLIED FOR.

VIEWING

Strictly by appointment with the letting agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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