



Unit 1, Retail Warehouse, Richardson House
Sherwood Avenue, Newark, NG24 1QF

£15,000 Per Annum
Tel: 01636 611811

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

- To Let Retail Warehouse 3900 sq.ft
- Prominent Street Frontage
- Office, Retail and Storage Space
- Busy Arterial Road Location
- Vehicular Access and Forecourt Parking
- EPC Rating B

A retail warehouse providing a gross internal area of 364 sq.m (3900 sq.ft) approximately with loading bays, office accommodation, retail and storage space. The property is offered To Let on lease (term of years to be agreed) at a rent of £18,000 per annum representing a very competitive price per sq.ft for retail space. The property, with off street frontage parking, is situated on a busy arterial road within the main built area of Newark town centre.

The accommodation provides front entrance, office, sales area, warehousing/store. Outside there is a loading bay with parking and two parking spaces.

Newark is a sizable market town with a residential population of 24,000 together with a catchment area giving a population of 113,000 approximately. The town is placed within the East Midlands area and the A1 trunk road corridor. The town is also on the main East Coast railway line with services to London and Edinburgh. Journey times from Newark Northgate to London King's Cross are just over 75 minutes.

The building, having become vacant after a long occupation by a successful local flooring company, is ideal for retail in bulky goods, storage and distribution.

The following accommodation is provided:

RECEPTION

16'11" x 12'7" (5.18 x 3.86)

Double glazed front entrance door and side panel, suspended ceiling, fluorescent lights, cupboard with sink unit and hot water guizer.

OFFICE

11'1" x 9'2" (3.4 x 2.8)

Front window, suspended ceiling, fluorescent lighting.

TOILETS

Two separate WCs, each with low suite WC and wash basin.

RETAIL WAREHOUSE

38'11" x 37'0" (11.88 x 11.28)

Suspended ceiling and office partitioned off.

LOADING BAY ONE

5'4 x 3'1 (1.63m x 0.94m)

Double doors to the frontage, Quarry tiled floor.

LOADING BAY TWO

16'7" x 9'8" (5.07 x 2.96)

WAREHOUSE

65'3" x 27'10" (19.9 x 8.5)

Fire exit door to Balderton Gate.

OUTSIDE

4-5 parking spaces.

SERVICES

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

LEASE TERMS

The property is offered To Let on lease for a term of years to be agreed. Rent £18,000 per annum plus insurance rent.

Landlord repair covenant: Landlord responsible for repairs to the structure and exterior parts of the property.

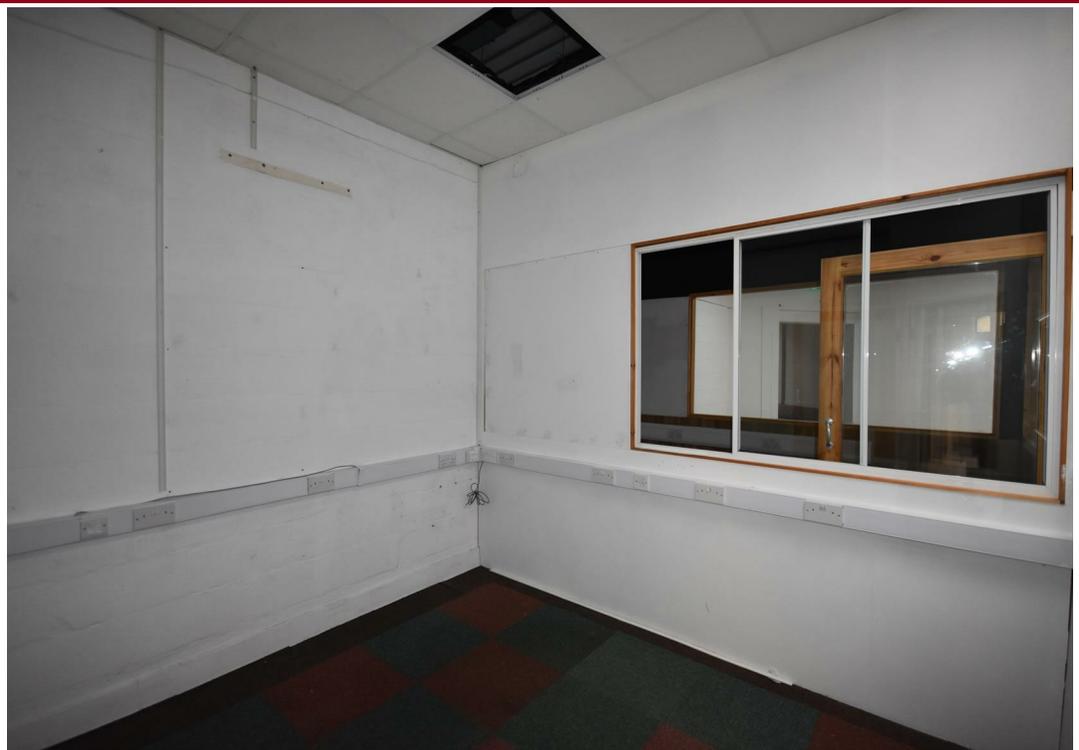
Tenant repair covenant: Tenant's are responsible for internal repairs, internal and external decoration.

RATEABLE VALUE

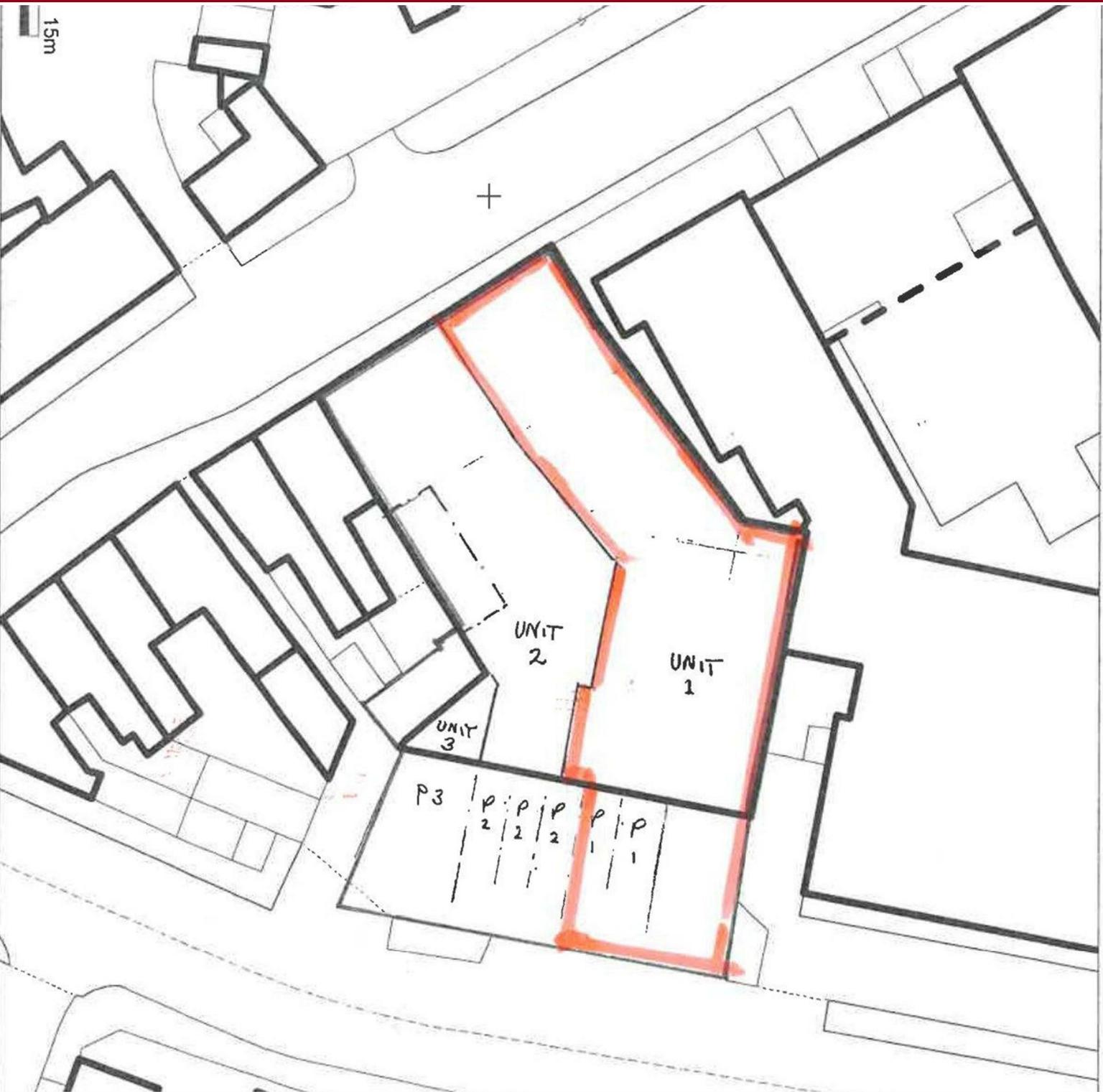
The current rateable value (1st April 2023 to present) is £14,500. For properties with a rateable value of £12001 to £15000 small business rate relief is available on a sliding scale to applicants with a single premises. Applicants are advised to confirm eligibility with the local Authority.

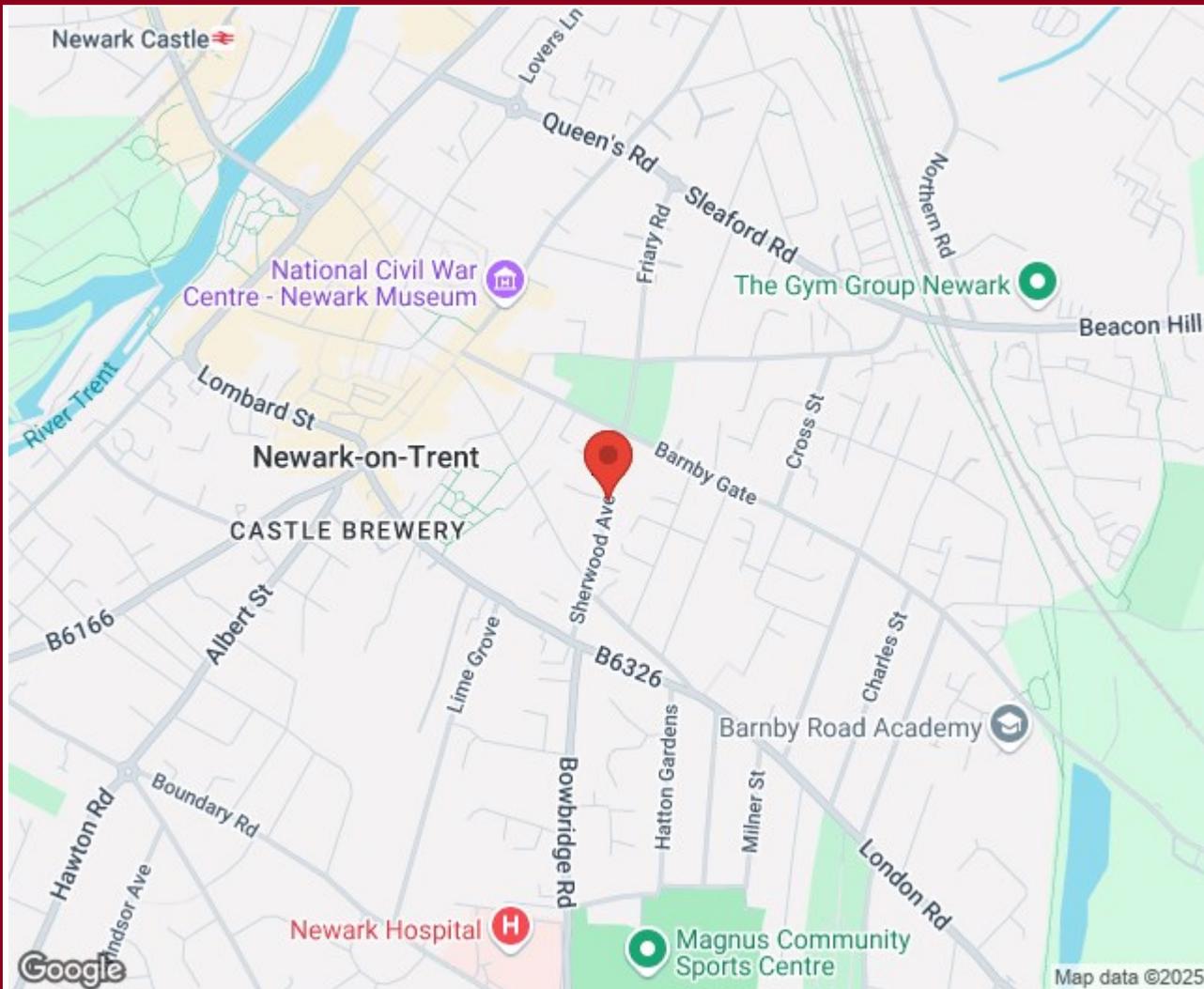
VIEWING

Strictly by appointment with the selling agents.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers