



TO LET (MAY SELL) 33-35 CARTERGATE, NEWARK NG24 1UA

- Ground floor retail premises approx. 817 ft² (75.90 m²)
- First Floor office accommodation approx. 356 ft² (33.04 m²)
- Eligible for small business rates relief (subject to status)
- Short walk to historic Market Place & Town Centre
- TO LET on a new Lease at £9,000 p.a. (May sell)

LOCATION

The premises are located on Cartergate, Newark close to the Travel Lodge Hotel, Asda retail area, St Mark's shopping precinct, historic market place and NCP multi-storey car park. The approximate location of the premises is shown on the attached location plan.

Newark is an attractive and thriving market town with a resident population in the order of 36,000 with regular markets serving a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 45 minutes drive

DESCRIPTION

An attractive Grade II Listed two storey property comprising of a retail area to the front, facing on to Cartergate with two large windows. A further large retail section to the rear. Office accommodation and store to the first floor with rear yard.

Description	ft ²	m ²
Ground Floor		
Retail area	334	31.02
Retail area (rear)	483	44.87
WC & kitchen	-	-
First Floor		
Room 1	178	16.54
Room 2	110	10.25
Room 3	68	6.28
TOTAL	1,173	108.92

ENERGY PERFORMANCE

The property has an EPC rating of C (54). A copy of the certificate is available on request

SERVICES

All mains services are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services.

BUSINESS RATES

The property has a rateable value of £7,900. An ingoing tenant may be eligible for small business rates relief (subject to status) all enquiries regarding business rates should be made directly to NSDC Business Rate department on Tel: 01636 650000

TENURE

The property is available TO LET on a new lease at a rent of **£9,000 p.a.** (subject to lease terms and status). Alternatively offers over **£125,000** are invited for the Freehold.

VAT

All sums quoted are exclusive of, but liable to, VAT at the prevailing rate.

COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing, please contact:

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