

# TO LET



**WITH POTENTIAL FOR  
ALTERANTIVE RETAIL USES**

**FORMERLY TRADING AS  
FINE DINING NEWARK LTD AND PREVIOUSLY KNOWN AS  
RUSHTONS RESTAURANT AND DELI**

**RESTAURANT / BISTRO  
41-42 STODMAN STREET  
NEWARK  
NOTTS  
NG24 1AW**

- Good secondary location
- Restaurant / Bistro premises arranged within two shop units with ancillary trading and staff accommodation over
- Restaurant / Sales 71.35 sqm (768 sqft)  
Ancillary Kitchen / Prep 38.09 sqm (410 sqft)  
Ancillary accommodation over 107.88 sqm (1161 sqft)
- Rear garden / external area
- May Split
- Surrounding retailers include

**01636 815808**

**[www.mathiasperry.co.uk](http://www.mathiasperry.co.uk)**

North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

SITUATION

The property is located on the lower section of Stodman Street, an established secondary retail trading area in Newark town centre.

Surrounding occupiers include Thai Sabi and Asha Tandoori restaurants, Andrew Michael Jewellers and Thomas Cook Travel Agents, while on the corner of Stodman Street and Middlegate are Dorothy Perkins, Monsoon, Boots and Marks & Spencer.

For ease of identification a street trading plan is attached.

DESCRIPTION

The property comprises two ground floor sales shops that have been linked to the rear via a doorway opening.

There is a rear kitchen and ancillary preparation area which are similarly linked via a connecting corridor with separate ancillary accommodation at first and second floor, part of which was formerly occupied as a staff flat, there is likewise basement storage.

Outside and to the rear is a garden area.

OUTGOINGS

From an inspection of the 2017 rating list on the Valuation Office Agency Internet Site, the property is described as shop and premises.

- Rateable Value: £20,500

*The business rate poundage figure for the year commencing 01.04.2017 is 0.479 We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.*

ACCOMMODATION

41 Stodman Street

Sales / Restaurant	34.628 sq m	373 sq ft
Kitchen / Preparation	25.55 sq m	275 sq ft
First Floor	26.20 sq m	282 sq ft
Second Floor	32.23 sq m	<u>347 sq ft</u>
Total		1277 sq ft

42 Stodman Street

Sales / Restaurant	36.73 sq m	395 sq ft
Kitchen / Preparation	13.00 sq m	140 sq ft
First Floor	16.35 sq m	178 sq ft
Second Floor	32.89 sq m	354 sq ft
Basement	15.79 sq m	<u>169 sq ft</u>
Total		1236 sq ft

Rear Link	7.09 sq m	76 sq ft
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SERVICES

We understand that all mains services are generally available.

MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoing.





For further information or to arrange a viewing please contact Mathias Perry.