

# 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
  Ancillary Kitchen / Prep
  Ancillary accommodation over
  107.88 sqm (1161 sqft)
- Rear garden / external area
- May Split
- Surrounding retailers include

# 01636 815808

### 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 outgoings.

#### **TOWN PLANNING**

We understand that planning consent exists for a Bistro / Restaurant under applications granted in 2008 and 2009 which we envisage fall within Use Class A3 and where there is likely to be a permitted change to A1 and A2.

Interested parties should verify their proposed use with Newark & Sherwood District Council, telephone number 01636 650 000.

We understand the property is Grade II Listed.

#### TENURE

The property is available on a new lease agreement, the length of which is flexible depending upon the individual tenant requirements but will be subject to three yearly rent reviews.

The tenant will be responsible for internal repair and decoration, the insurance premium and will be responsible for external decoration.

Alternatively the landlord will give consideration to letting 41 and 42 Stodman Street as two separate shop units on terms to be agreed. For further information please contact Mathias Perry.



#### **COMMENCING RENT**

Rental offers are invited in the order of £24,000 per annum exclusive for the combined shop unit.

Alternatively consideration will be given to letting the shop unit individually, for further information please contact the letting agents.

#### VAT

We understand VAT is not payable on the rent.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction, however the ingoing occupier is to provide an undertaking of £500.00 plus VAT to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking will be used to reimburse the landlord against abortive legal costs.

#### ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

#### EPC

EPC Exempt (Listed Building).

#### PLANS AND PHOTOGRAPHS

Plans outlining the location of the property together with photographs which illustrate how the property was fitted internally before closure for illustrative purposes only are attached.

#### VIEWING

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

