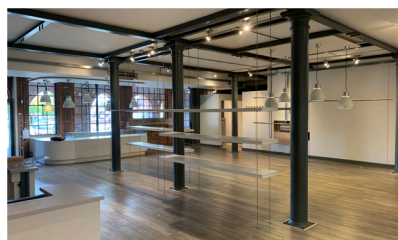
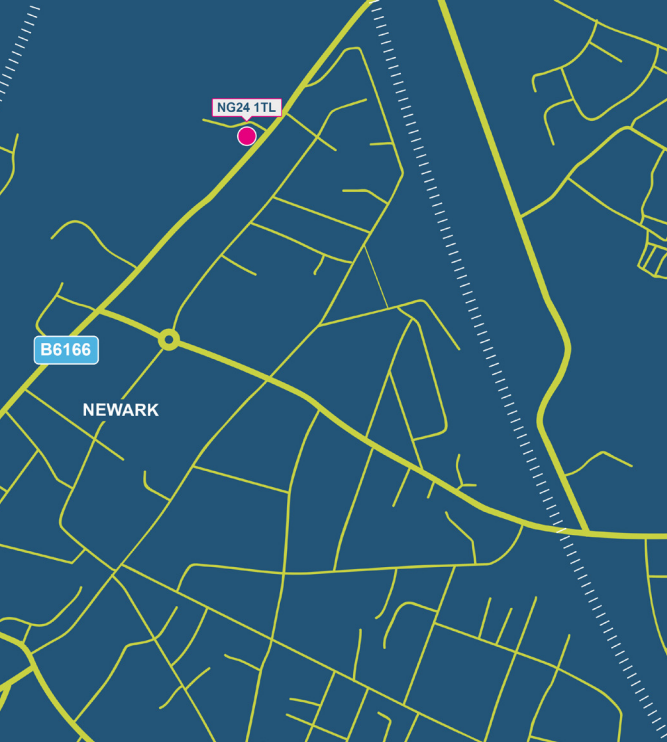




BANKS LONG&Co

UNIT 1, WARWICK BREWERY, NORTHGATE,
NEWARK, NOTTINGHAMSHIRE, NG24 1TL

- Prominent location adjacent busy Northgate Retail Park
- Ground floor retail sales 140.38 sq m (1,511 sq ft) with storage
- Decorated to an excellent standard
- Occupiers on the Park include Boots, PC World, Next, TK Maxx, Homebase, Poundstretcher, Home Bargains and Peacocks
- Available on new lease
- **TO LET**



LOCATION

The property is located within Warwick Brewery adjacent Northgate Retail Park which is home to a number of national retailers including Boots, PC World, Next, TK Maxx, Home Bargains, Peacocks, Poundstretcher and Homebase.

Newark is an attractive and thriving market town with a resident population in the region of 35,000 with a regular market and district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 and A17 trunk roads and East Coast mainline to London.

The surrounding centres of Nottingham and Lincoln are both within 45 minute drive time.

PROPERTY

The property has been decorated to an excellent standard and comprises large ground floor retail sales area with basement storage, kitchenette and WC.

The property benefits from customer and staff parking.

ACCOMMODATION

Having measured the property in accordance with the Prevailing RICS Property Measurement Guidance, we calculate that the property has the following floor areas:

Ground Floor Sales	140.38 sq m	(1,511 sq ft)
Basement Store	229.28 sq m	(2,468 sq ft)
Total NIA:	369.66 sq m	(3,979 sq ft)

* Floor plans are available upon request

SERVICES

We understand electricity, water and drainage are available and connected to the property. These have not been inspected and we would encourage interested parties to make their own enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The premises benefit from an Open A1 (Retail) consent under the Town & Country Use Classes Order (1987) (as amended).

RATES

Charging Authority:	Newark & Sherwood District Council
Description:	Shop and Premises
Rateable value:	£23,750
UBR:	0.493
Period:	2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available on a new lease for a term to be agreed.

RENT

£23,000 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the estate.

VAT

VAT will be payable at the prevailing rate in addition to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or Harry Hodgkinson

T : 01522 544515

E : lewis.cove@bankslong.com or harry.hodgkinson@bankslong.com

Ref. 9516/2018