

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











The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

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)

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

Shop and Premises Description:

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.

TFNURF

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 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

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^{*} Floor plans are available upon request