



**36 Lombard Street, Newark, Nottinghamshire NG24 1XP**

## **Retail Unit**

- **A5 (Hot food takeaway) planning**
- **A1/A2/A3 uses also suitable**
- **In close proximity to proposed new 66 bed Travelodge Hotel**
- **Located in a prominent position on main thoroughfare**

For enquiries and viewings please contact:



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## Location

Newark is an affluent Nottinghamshire market town with a residential population in the region of 25,000. It has strong road connections with the A1 and the A46 providing the main road access to the town and to regional towns and cities surrounding. The town also boasts mainline rail connections to London King's Cross.

The property is situated in a high profile prominent roadside location fronting Lombard Street which provides the main thoroughfare through Newark town centre. The unit is adjacent to the junction between Lombard Street and St.Marks Lane, which provides access to the town centre and forms an entrance to the St. Marks Place Shopping Centre.

Opposite to the subject property is the pedestrianised entrance to the 60,000 sqft Asda store and Newark Bus Station. The historic Market Square and prime Stodman Street are located close by, as well as the St Marks Place NCP customer car park.

The property is also in close proximity to the proposed new 66 bed Travelodge hotel at the junction of Lombard Street and Portland Street as well as the proposed residential development at the former job centre on Lombard Street.

## Description

A two-storey retail unit with rear warehouse with access provided via a service yard to the rear of the property. There is storage to the first floor of the front section of the property.

The property benefits from a long frontage to Lombard Street.

The property has most recently been used as an A5 takeaway but would suit other occupiers including those under A1, A2, A3 (subject to any necessary consents) and approval by the landlord.

## Accommodation

	Sq M	Sq Ft
Ground floor sales	216.2	2,327
First floor storage	89.6	965
<b>Total</b>	<b>305.8</b>	<b>3,292</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

Mains water, drainage, electricity and gas are connected or available to the unit.

## Planning

The current use of the property is as a takeaway under Use Class A5 (Hot Food Takeaway) of the Town and Country Planning (Use Classes Order) 1987 (as amended). A1 (retail) A2 (professional/financial

## Tenure

The property is available by way of a new lease for a term of years to be agreed.

\*\*Please note that a member of staff at Innes England has a financial interest in this property.

## Business Rates

According to the Valuation Office Agency website the property has a rateable value of £29,000 (subject to appeal).

Applicants are encouraged to make their own enquiries of Newark and Sherwood local authority for confirmation.

## Rent

£21,000 per annum exclusive

## VAT

VAT is chargeable.

## Legal Costs

Each party to bear their own lease costs.

## EPC

The property has an EPC rating of D(95)

## Viewings

By appointment with sole agents Innes England.

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Newark On Trent



50 metres

Experian Goad Plan Created: 07/08/2019

Created By: Innes England Ltd



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