

Newark is an attractive market town sitting on the A1 in Nottinghamshire. St Marks Place is an integral part of Newark town centre retailing, in a busy location adjoining Market Place. Newark draws shoppers from an affluent catchment, generating a strong market for retailers looking to expand their portfolio.

St Mark's

- An open air centre mixing historic buildings and quaint courtyards/archways with modern retail units.
- Direct access from the historic Market Place
- Anchored by M&S and Wilko's with other key retailers including WHSmith, Barclays, New Look, Claire's, Holland & Barrett, Clinton's, Clarks, Game and 99p Stores
- The Centre is highly accessible with a 560-space car park (Newark's largest)
- Located on a busy pedestrian thoroughfare to Market Place from Asda and the bus station
- Planned Centre rebranding and major refurbishment





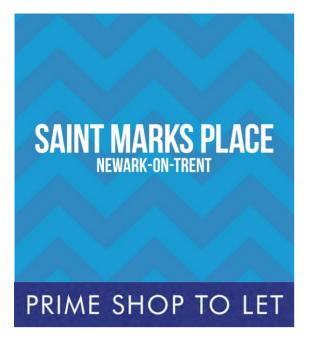






63% Of residents

are Affluent Achievers and Comfortable Communities





Newark is an affluent market and commuter town in Nottinghamshire, which benefits from a vibrant mix of national multiple retailers and regional independent retailers.

St Mark's Shopping Centre is situated adjacent to Stodman Street and the Market Place and benefits from the town's principal car park, which provides 570 spaces.

The premises occupy a prominent location, opposite New Look and Wilkos. Other nearby retailers include; Marks & Spencer, Clarks, Clintons and Game.

ACCOMMODATION: The property is arranged over ground and first floors and extends to the following approximate dimensions and net internal areas:

Internal Width (max)	7.59 m	24 ft 11 in
Shop Depth (max)	24.38 m	80 ft
Ground Floor Sales	174.74 m ²	1,881 sq ft
First Floor Ancillary	49.99 m ²	538 sq ft

LEASE TERMS: The property is available by way of a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT: £45,000 per annum exclusive.

SERVICE CHARGE: The approximate annual service charge is £3,450.

BUSINESS RATES: We are advised by the local authority that the premises are assessed as follows:

Rateable value £30,750 UBR (2017/18) 46.6p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 01636 650 000.

ENERGY PERFORMANCE CERTIFICATE: The premises has been rated within Band C. A copy of the certificate is available on request.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

POSTCODE: NG24 1XT



VIEWING

Jack Shakespeare 07817 924 949 jack@fhp.co.uk

Oliver Marshall 07887 787 885 oliver@fhp.co.uk Wright Silverwood Simon Smith 07771 604 539

simon. smith @wrights ilverwood. co. uk

Andy Benson 07771 604524

and rew. benson @wrights ilverwood. co. uk

