

# PRIME RETAIL UNIT TO LET



## 29 STODMAN STREET, NEWARK, NG24 1AW

### LOCATION

Newark is a thriving traditional market town approximately 20 miles north east of Nottingham and 14 miles south of Lincoln. It has a residential population of approximately 35,000 with a large, affluent catchment within 20km of 160,000.

### SITUATION

The shop has a prime location on pedestrianised Stodman Street with occupiers in the close vicinity including Costa Coffee, Holland & Barrett, Pandora and O2.

The shop is indicated on the attached street traders plan.

### DESCRIPTION

A ground floor shop with ancillary accommodation to the first and second floor.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	4.61m	15'2"
Internal Width (front)	4.19m	13'9"
Internal Width (rear)	4.47m	14'8"
Shop Depth	13.35m	43'10"
GF Sales	55.18 sq.m	594 sq.ft
FF Storage/Staff	35.30 sq.m	380 sq.ft
SF Storage	35.95 sq.m	387 sq.ft

### LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be agreed.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)



## RENTAL

£26,000 per annum exclusive.

## RATES

The property has a Rateable Value of £26,000.

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (102). A copy of the EPC is available on request.

## LEGAL COSTS

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

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING

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Subject to Contract  
May 2020



### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.