
Unit 9 St Marks Place Shopping Centre
Newark | Nottinghamshire | NG24 1XT

Retail unit in busy shopping centre

Ground Floor Sales 115.79m² (1,232ft²)



- Located in the heart of St Marks Shopping Centre
- Prominent position adjacent to Millets and Card Factory
- Retailers within the vicinity include Wilko, Claire's Accessories, Clintons, New Look, Millets, Costa and Game
- Rent £25,000 pax



To Let



Location

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, adjacent to Poundland and opposite Clarks, Claire's Accessories, and Clintons. Other nearby retailers include; Wilko, New Look, Millets, Costa Coffee, Game and Card Factory.

Accommodation

The property is arranged over ground and basement and extends to the following approximate dimensions and net internal areas:-

| Description | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 115.79 | 1,232 |
| Basement | 41.34 | 445 |
| Total | 157.13 | 1,677 |

EPC

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



Lease

The property is available for a term of years to be agreed on an effective full repairing and insuring lease.

Rent

The property is available at a rent of:-

£25,000 per annum exclusive

Planning

We understand the property has planning consent for **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Business Rates

We are advised by Newark & Sherwood District Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £23,000

Under the latest Government Relief, no business rates will be payable this financial year.

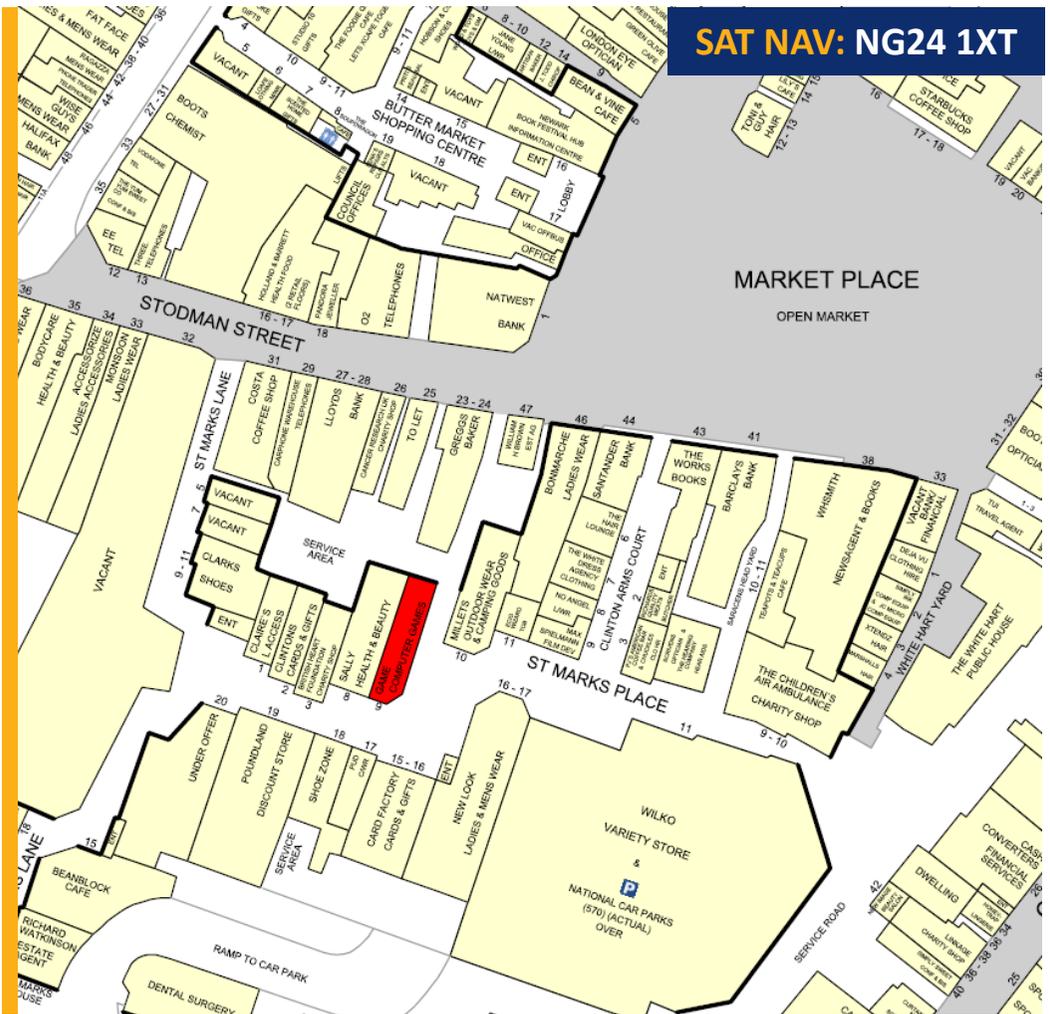
The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Service Charge

The approximate annual service charge is £2,218.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



For further information or to arrange to view please contact:

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