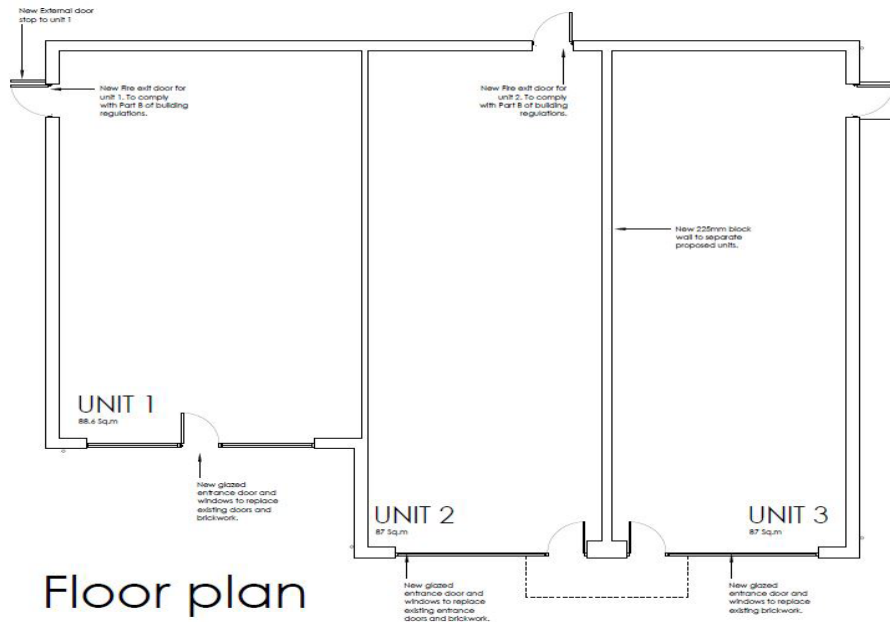




BANKS LONG & Co

FORMER CO-OP FOODSTORE, HIGH STREET,
COLLINGHAM, NEWARK, NG23 7LB

- Central location in heart of large popular village
- To be converted into 3 newly refurbished retail units
- Units from 86.77 sq m (934 sq ft)
- Adjacent Doctor's Surgery, Pharmacy and new Co-op Convenience Store and coffee shop
- Suitable for a variety of uses, subject to planning
- **TO LET**



Floor plan

LOCATION

The property is located within the centre of the popular village of Collingham, within the village Neighbourhood Centre that is anchored by large Co-op Supermarket.

Other nearby occupiers include the village Doctor's Surgery and Pharmacy opposite and a Fish and Chip Shop and butchers.

Collingham is a large affluent village located six miles to the north of Newark-on-Trent and fourteen miles south west of Lincoln, with a population of 3,000.

The village offers a good range of local services and amenities.

PROPERTY AND ACCOMMODATION

The property will comprise 3 shop units laid out at ground floor level only, with glazed access door.

The units will provide the following areas:-

Unit 1	86.77 sq m	(934 sq ft)
Unit 2	86.77 sq m	(934 sq ft)
Unit 3	87.89 sq m	(946 sq ft)

Total NIA: 261.43 sq m (2,814 sq ft)

EPC Ratings : To be confirmed

SERVICES

Mains water, electricity and drainage will be connected to the property.

TOWN AND COUNTRY PLANNING

The current permitted use of the property falls within Class A1 (Retail), A2 (Professional & Financial) and B1 (Business) of the Town and Country Use Classes Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority.

RATES

Charging Authority: Newark & Sherwood District Council
Description: Shops and Premises
Rateable value: To be assessed
UBR: 0.504
Period: 2019-2020

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.

TENURE

The retail units will be available by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms for a term to be agreed.

RENT

Unit 1 £11,950 per annum
Unit 2 £11,950 per annum
Unit 3 £12,500 per annum

VAT

VAT will be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

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