



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:

 $\begin{array}{cccc} \textbf{Internal Width (max)} & 7.59 \text{ m} & 24 \text{ ft } 11 \text{ in} \\ \textbf{Shop Depth (max)} & 24.38 \text{ m} & 80 \text{ ft} \\ \textbf{Ground Floor Sales} & 174.74 \text{ m}^2 & 1,881 \text{ sq ft} \\ \textbf{First Floor Ancillary} & 49.99 \text{ m}^2 & 538 \text{ sq ft} \\ \end{array}$

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.

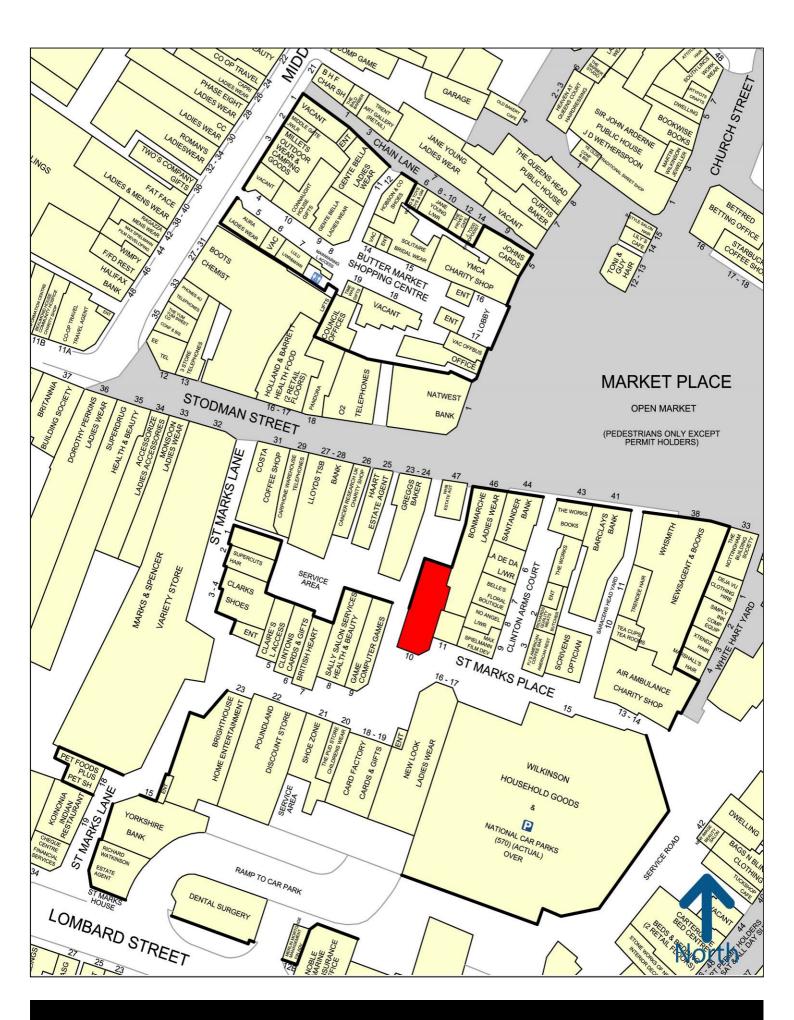
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VIEWING

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