

# SAINT MARKS PLACE NEWARK-ON-TRENT

## PRIME SHOP TO LET



## 10 ST MARK'S PLACE



**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:

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

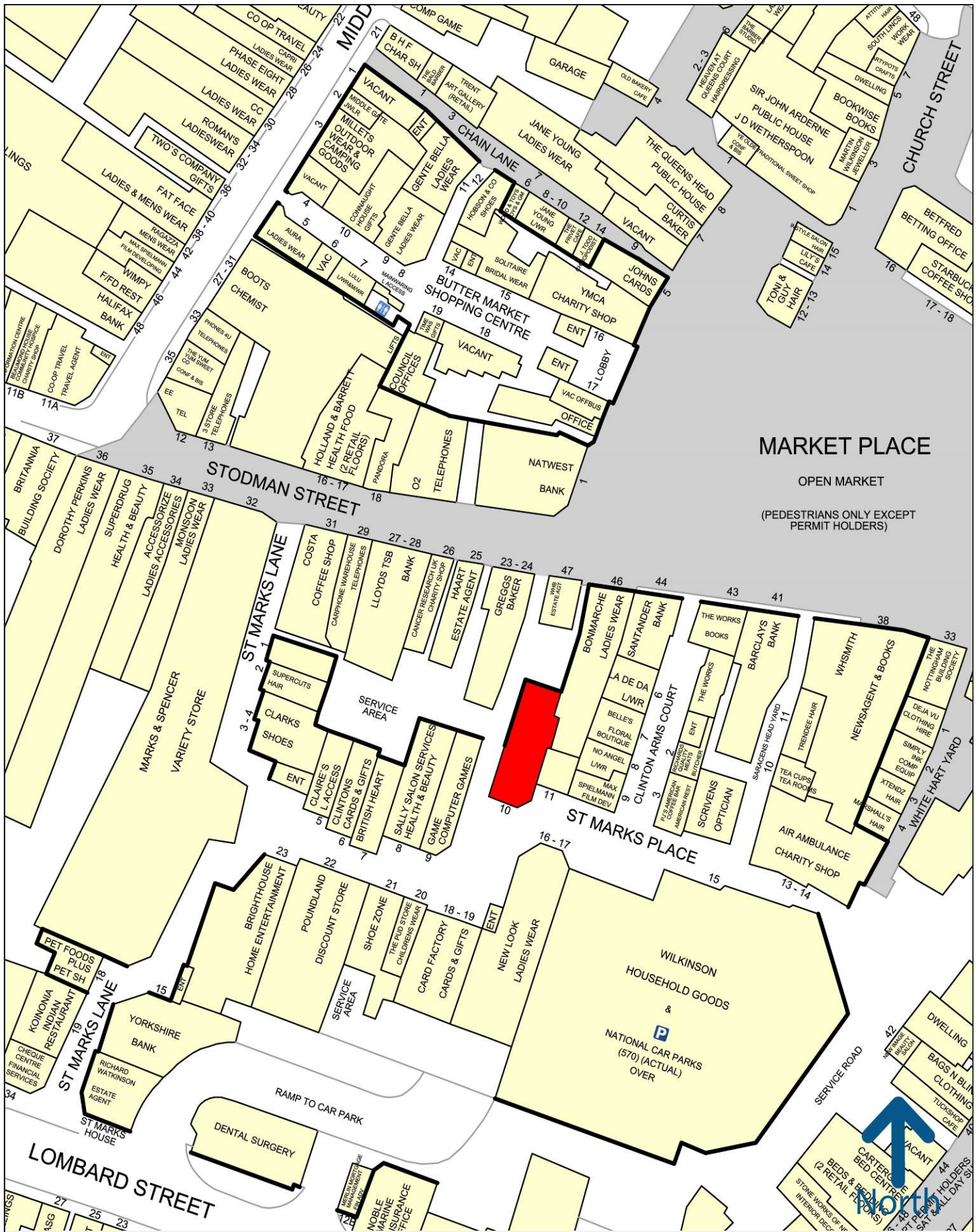
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## MARKET PLACE

OPEN MARKET

(PEDESTRIANS ONLY EXCEPT PERMIT HOLDERS)