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**Unit 2 White Hart Yard**  
**Newark | NG24 1DX**

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## **Retail Premises in Newark With Upper Floor Storage**

**69m<sup>2</sup> (749ft<sup>2</sup>)**



- **Retail unit with upper floor stores**
- **Pleasant courtyard development off Market Place**
- **Available freehold or leasehold**
- **£95,000 / £9,000 per annum**
- **Nearby operators include Xtendz Hair Studio, Marshalls and Deja Vu**

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**To Let/For Sale**

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## Location

Newark is a thriving traditional market town with a residential population of approximately 37,000 persons. Located some 20 miles north west of Nottingham and 15 miles south west of Lincoln.

The subject property is within the White Hart Yard, a grade II listed shopping destination located off the Market Place, adjoining The Arcade into St Marks Shopping Centre

The property benefits from being situated nearby to St Marks Shopping Centre where occupiers include Wilko's, New Look, Millets, Poundland and Clintons.

## Accommodation

The property comprises a ground floor retail unit with storage to the first floor. The property provides the following approximate accommodation:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	30.56	329
First Floor Stores	39.02	420
<b>Total</b>	<b>69.58</b>	<b>749</b>

(This information is given for guidance purposes only)



## Leasehold

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of: -

**£9,000 per annum**

## Freehold

The freehold interest is available with vacant possession at an asking price of: -

**£95,000**

## Business Rates

We are verbally advised by the valuation office website (VOA) we have obtained the following information: -

**Rateable Value: £5,600**

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.

## Planning

We understand the property has planning consent for:-

**A1 (Retail)**

However, may be suitable for A2 (financial and professional services) subject to planning.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the local council).

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

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

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