

PRIME RETAIL OPPORTUNITY

27C Carter Gate, Newark, Nottinghamshire NG24 1UA

RENT!

CENTRALLY LOCATED RETAIL UNIT IN NEWARK TOWN CENTRE

- Open plan accommodation totalling 71 sq m (769 sq ft)
- Central town centre location
- Occupiers in the immediate vicinity include: Argos, Sports Direct & Cashino Gaming



Interested? Contact Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

LOCATION:

The property is located on Carter Gate, a popular retail location within Newark town centre. Adjacent and close by retailers include Argos, Sports Direct, Cashino Gaming, Boyes and Oxfam.

Newark is an attractive market town with a population of circa 37,000 persons, extending to circa 100,000 persons for the district. The town is situated within a 30 minute drive of both Nottingham and Lincoln.

DESCRIPTION:

The property comprises a ground floor retail unit with kitchen and WC facilities.

Externally, the property benefits from a shared service yard to the rear which is accessed off the London Road public car park.

ACCOMMODATION: -

DEMISE	SQ M	SQ FT
Ground Floor:	71	769

TERMS:

The property is available on a new FRI lease for a term to be agreed.

TENURE:

Leasehold.

RENT:

The property is available to rent at a level of:-

**£12,000 Per Annum Exclusive
(Twelve Thousand Pounds)**

RATES:

The property has recently been split and is currently being reassessed.

PLANNING:

E (Commercial, Business & Service)
Sui Generis A5 (Hot Food Takeaway)

VAT:

Vat is applicable to the rent.

EPC:

C - 54



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