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## PROMINENT RETAIL PREMISES TO LET



**43 APPLETONGATE, NEWARK, NG24 1JR**

- Retail accommodation in prominent position.
- Accommodation extending to approximately 275 ft<sup>2</sup> (25.6 m<sup>2</sup>) with ancillary cellars.
- Busy town centre location, situated near the National Civil War Museum and Palace Theatre.
- To Let: £4,750 per annum



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

details

## DESCRIPTION & LOCATION

Retail premises situated in a prominent busy location, situated near the National Civil War Museum & Palace Theatre. The approximate location of the property is shown on the attached plan.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 serving a district population of approximately 100,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 30 minutes by road.

## ACCOMMODATION

The property comprises of ground floor retail accommodation with ancillary cellars. The accommodation provided comprises:

Accommodation	ft <sup>2</sup>	m <sup>2</sup>
Retail	275	25.6
Ancillary (cellars)	-	-
Kitchenette	-	-
WC	-	-
<b>Total (Net Internal Area)</b>	<b>275</b>	<b>25.6</b>

## SERVICES

We understand that mains electricity, water & drainage are connected to the property. Interested parties should make their own enquiries as to the capacity and suitability of the services available.

## ENERGY PERFORMANCE CERTIFICATE

EPC exempt (listed building)

## BUSINESS RATES

The property has a Rateable Value of £3,200 and are listed as 'Shop & Premises'. All enquiries should be made directly to NSDC Business Rates Department Tel: 01636 650000

## TENURE

The premises is available 'To Let' at £4,750 per annum exclusive for a lease term to be agreed.

## VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## FURTHER DETAILS

For further details or to arrange a viewing of the premises please contact:-

Julia Norsworthy  
Wood Moore & Co  
Navigation House,  
48 Millgate,  
Newark NG24 4TS

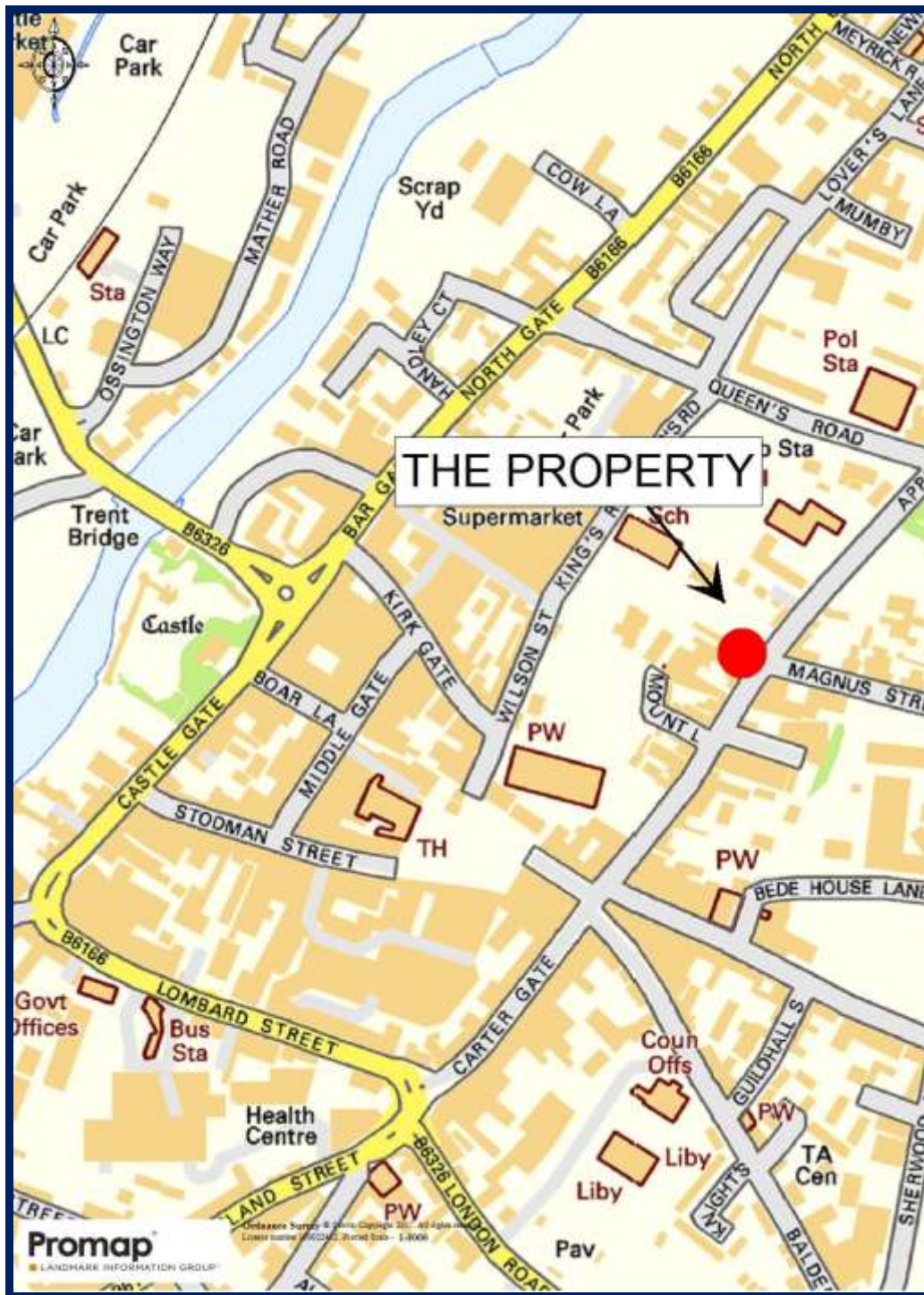
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*(Not to scale and for identification purposes only)*