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PROMINENT RETAIL PREMISES

TO LET



43 APPLETONGATE, NEWARK, NG24 1JR

- Retail accommodation in prominent position.
- Accommodation extending to approximately 275 ft² (25.6 m²) with ancillary cellars.
- Busy town centre location, situated near the National Civil War Museum and Palace Theatre.
- To Let: £4,750 per annum

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	ft²	m ²
Retail	275	25.6
Ancillary (cellars)	-	-
Kitchenette	-	-
WC	-	-
Total (Net Internal	275	25.6
Area)		

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 $\pounds4,750$ 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

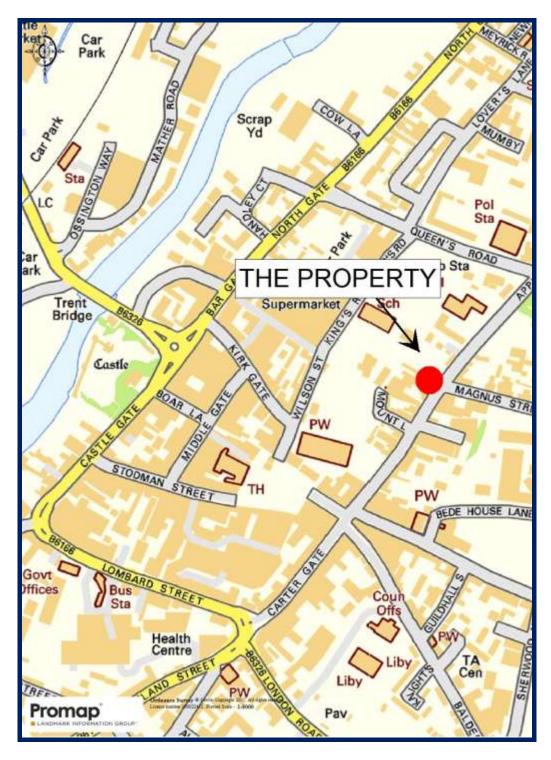
Tel: 01636 610906 Email: Julia@woodmoore.co.uk

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(Not to scale and for identification purposes only)