

**NEWARK • 23 LONDON ROAD • UNIT 1 • NG24 1TN**



## ACCOMODATION

The property is arranged over ground floor, and provides the following approximate net internal areas:

**Ground Floor Sales: 2,887 sq. ft (268.20 sq m)**

**Ground Floor Storage: 598 sq. ft (55.48 sq. m)**

## RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £49,250**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

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

## VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

## LOCATION

Newark is a popular market town in Nottinghamshire with a population of 122,000 (Census, 2021) and is located 20 miles north east of Nottingham, 18 miles south west of Lincoln and 15 miles north west of Grantham via the A1.

Unit 1 forms part of the Odeon development on London Road, only a 5-minute walk from the prime retailing core in the town centre. The Odeon development is a 5-screen cinema, with **Costa Coffee** and **Domino's Pizza** also represented.

There is a pay and display car park offering over 100 spaces, fronting the development.

## TERMS

The unit is available by way of new effective fully repairing and insuring lease at a commencing rent of £35,000 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Please enquire for further details.

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

Email: [david@rj-ltd.co.uk](mailto:david@rj-ltd.co.uk) or [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk)

**SUBJECT TO CONTRACT**

## PRIME RETAIL SPACE TO LET

