

NEWARK • 23 LONDON ROAD • UNIT 4 • NG24 1TN



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 4 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 £15,000 per annum exclusive.

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

ACCOMODATION

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

Ground Floor Sales: 910 sq. ft (83.63 sq m)

RATING

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

Rateable Value: £13,750

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.

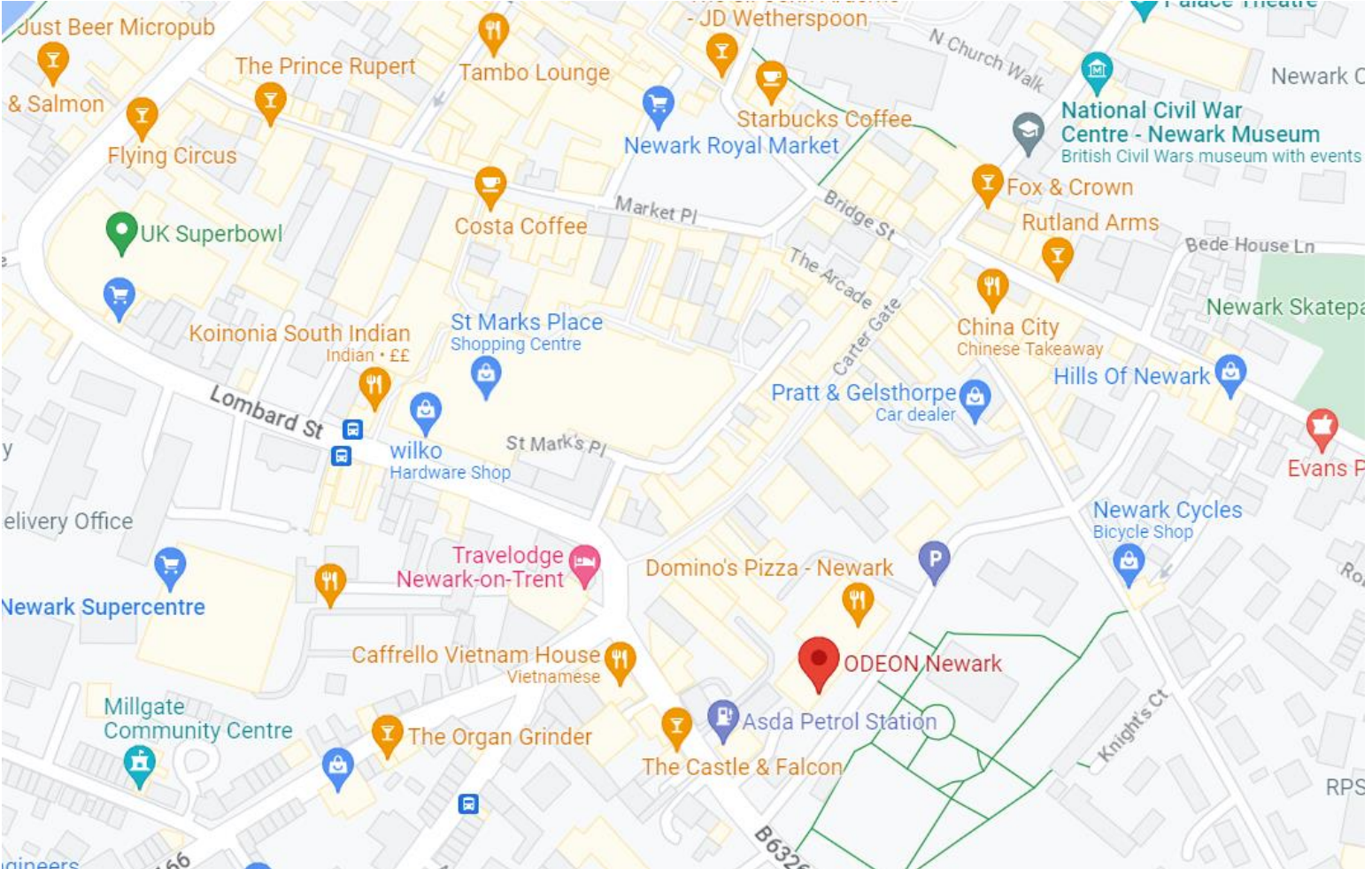
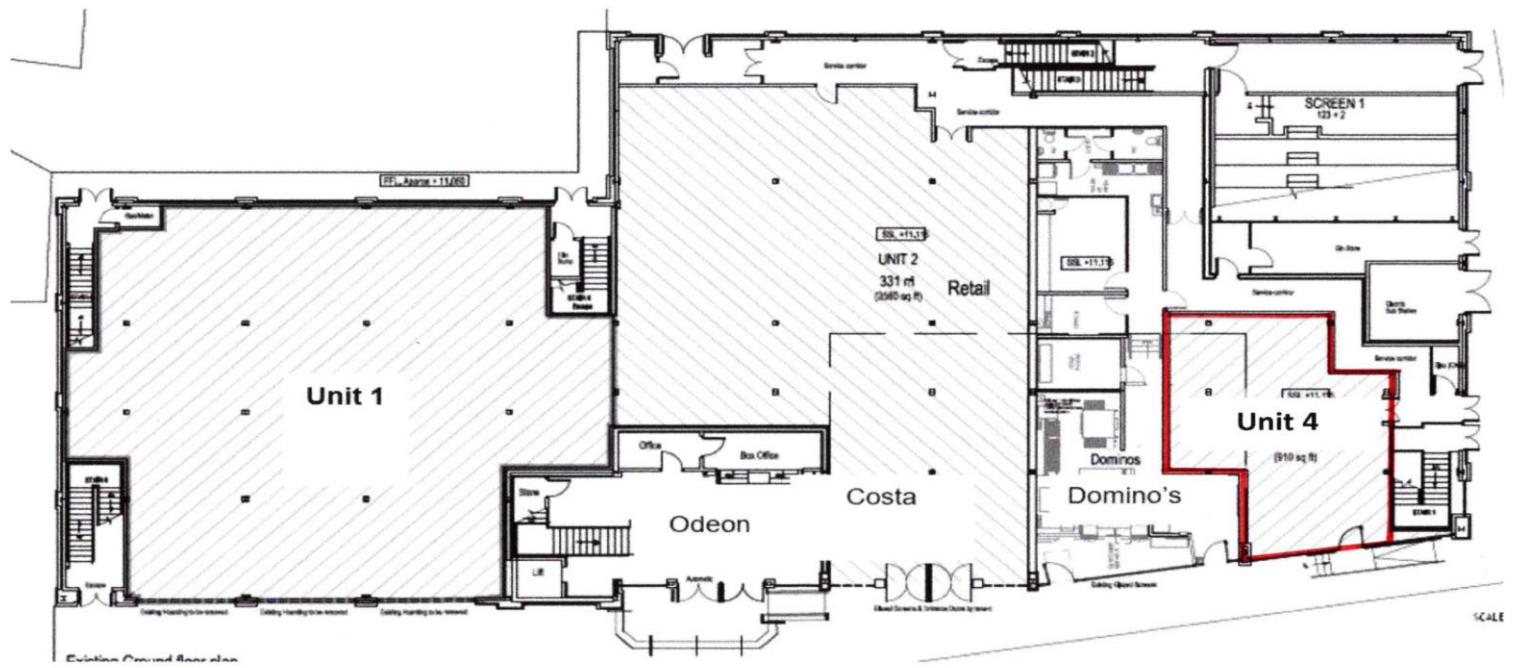
VIEWINGS

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

Email: david@rj-ltd.co.uk and liam@rj-ltd.co.uk

SUBJECT TO CONTRACT

PRIME RETAIL SPACE TO LET



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.