

# TO LET - Ground Floor Retail Premises

6-8 Carter Gate, Newark, Nottinghamshire, NG24 1BU

**BK** Bruton Knowles

est.1862



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## Ground Floor Retail Premises – TO LET

### LOCATION

The subject property occupies a prominent position at the entrance to Newark's Grade II listed historic Arcade, also benefitting from the footfall along the pedestrianised retail parade of Carter Gate.

Newark is a large historic market town positioned approx. 20 miles from both Nottingham and Lincoln. Newark is well connected by road, the A1 and A46 are both within easy reach providing easy access to surrounding areas. Newark also has two railway stations, providing a direct route to London Kings Cross in approx. 1 hour 20 minutes.

### DESCRIPTION

The property comprises a ground floor retail unit with a fully glazed return frontage providing a generous exposure to footfall. There are two small storage areas and the property is in a good condition throughout, fitted with carpet flooring and a W/C to the rear.

### ENERGY PERFORMANCE CERTIFICATES

An EPC has been commissioned and will be available in due course.

### RENT

£7,500 per annum.

### PLANNING

We understand that the property benefits from planning consent for Use Class E (commercial, business and services use) under the Town and Country Planning (Use Classes) Order as amended.

(Interested parties are advised to make their own enquiries with Newark and Sherwood District Council).



### LEGAL

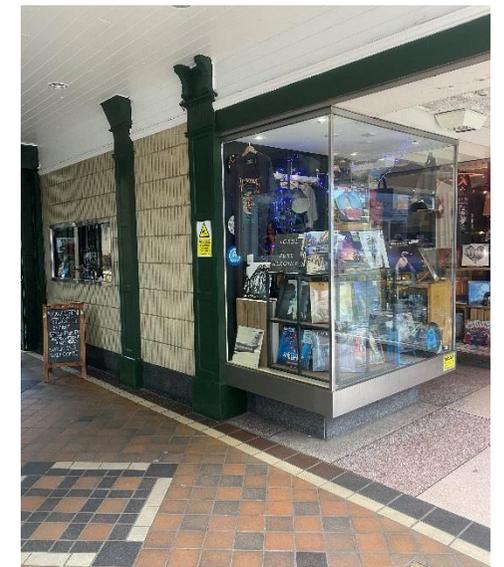
Each party bear their own

### VAT

All figures quotes are exclusive of VAT. The property is not registered for VAT.

### ACCOMMODATION

Ground Floor Retail – 50.5 sqm (544 sq. ft)





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