



Retail units - 69 Castle Gate, Newark, NG24 1BE

2 Retail Units remaining - TO LET -
Newark

Rents for year 1 discounted by
50% - From £6,705

Rent from year 2 - £10 ps ft + VAT

- Newark Town Centre
- Unit B/C - 2,596 sq ft (can be split further)
- Unit D - 1,341 sq ft
- 50% rent discounts for first year
- Rents charged £10 psf + VAT following first year reduction
- All uses considered STPP
- On street access and shop frontage
- High volumes of passing trade

Retail units - 69 Castle Gate, Newark, NG24 1BE

Summary

Available Size - from 1,341 to 2,596 sq ft
Rent - 50% discount in year one
Business Rates - To be re-assessed
VAT - Applicable
Legal Fees - Each party to bear their own costs
EPC Rating - EPC has been commissioned, will be available in less than 28 days

Description

The Castle Gate Centre is a hospitality, leisure and activities hub located within Newark Town Centre. The available retail units are located on the ground floor, each street-facing with attractive shop frontage perfect for passing trade. The units have been newly refurbished and taken to a shell fit-out condition and are available immediately.

All retail units are provided with self contained welfare facilities, a kitchenette and air-condition units.

Location

The Castlegate Centre occupies a prominent corner position at the busy junction of Castlegate and Lombard Street in the heart of the town centre.

Castlegate forms part of Newark's established restaurant, café and bar circuit where many good quality regional and national operators are located. It is close to the new Asda and bus station development which has created a new and vibrant hub of activity in the area and has further increased parking within walking distance of the Castlegate Centre.

Terms

Offered for let on a new 5 year fully repairing and insuring lease - Rents for the first year are discounted by 50%. Year 2 rents will rise to £10 ps ft of the space taken plus VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

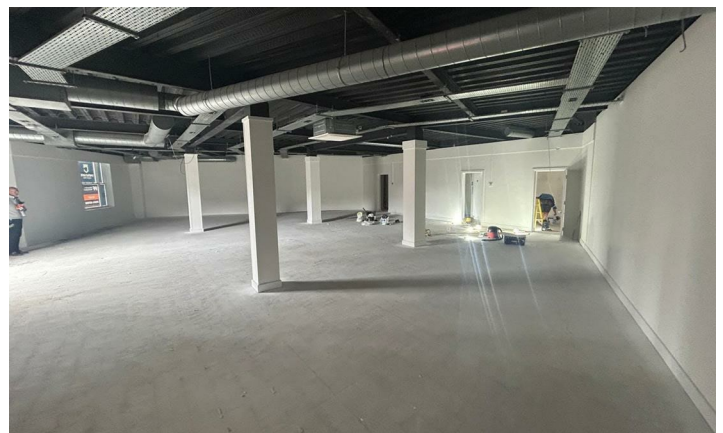
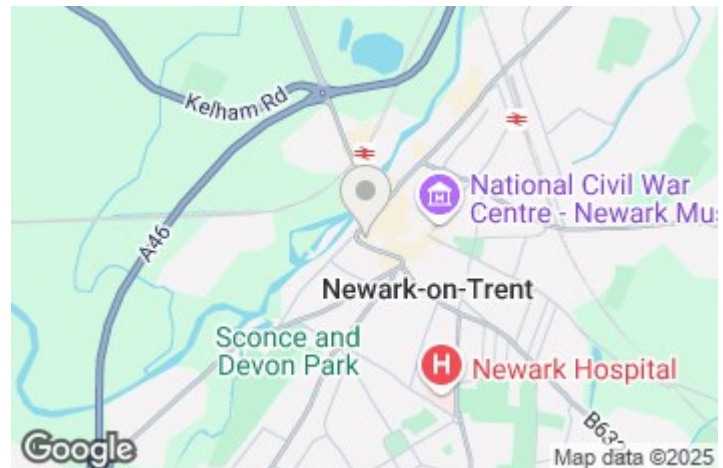
A service charge equivalent to £1 psf will be charged for the upkeep of common parts.

Accommodation

The accommodation comprises of the following area:

Retail Unit B/C - Size 2,596 sq ft - Year 1 Rent at 50% discount = £12,980 - Year two onwards charged at £10 ps ft = £25,960
UNIT B/C CAN BE SPLIT FURTHER IF REQUIRED

Retail unit D - Size 1,341 sq ft - Year 1 Rent at 50% discount = £6,705 - Year two onwards charged at £10 ps ft = £13,410



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

