

Prime Retail/Leisure Unit to Let

Unit 1, 23 London Road
Newark-on-Trent, Nottinghamshire, NG24 1TN



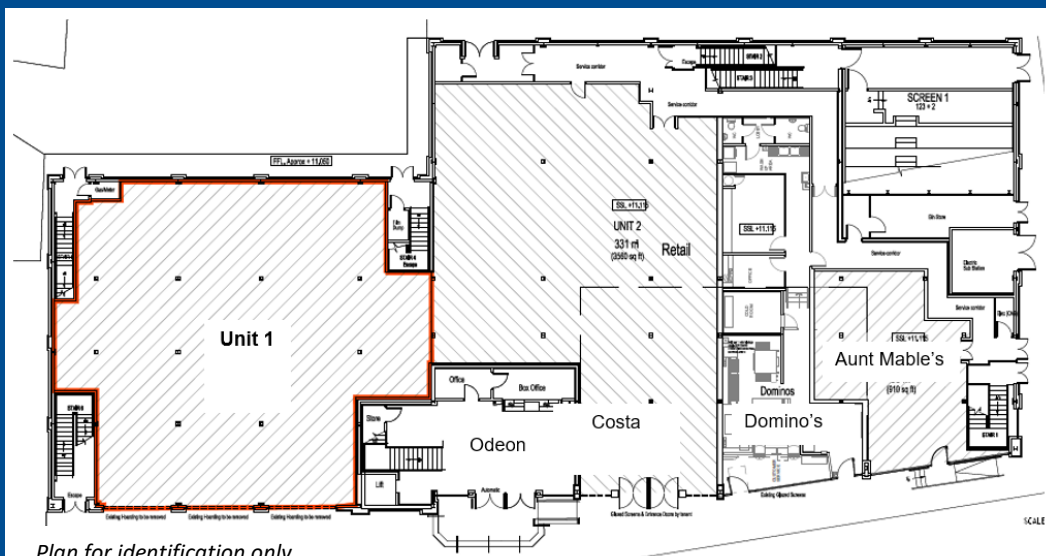
richard lucas property consultants

0161 241 7998

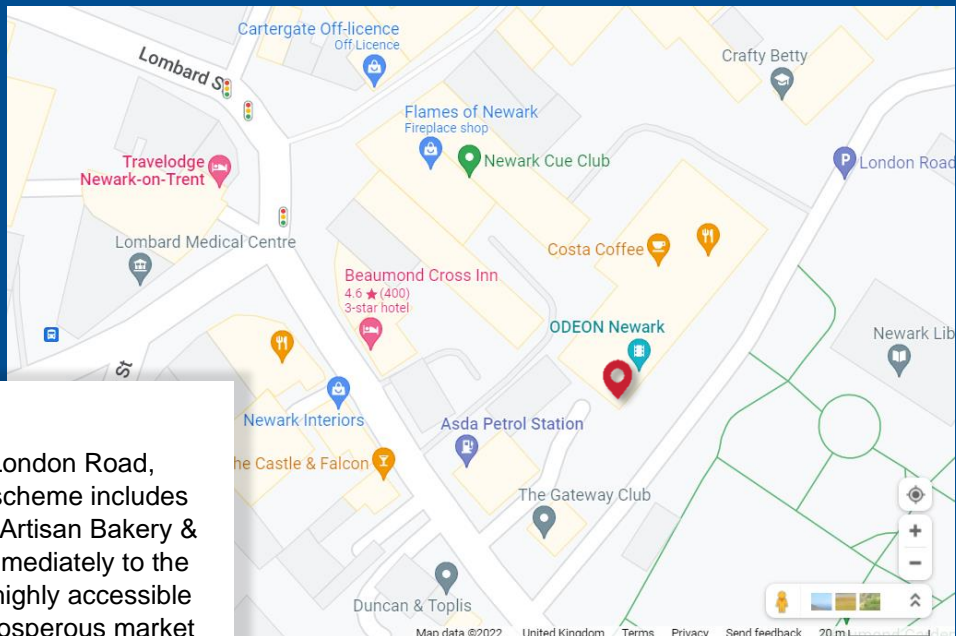
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Unit 1, 23 London Road, Newark, Nottinghamshire



Plan for identification only



Location

Unit 1 forms part of the Odeon development off London Road, Newark. In addition to the 5 screen cinema, the scheme includes Costa Coffee, Domino's Pizza and Aunt Mable's Artisan Bakery & Tea Rooms. There is a pay & display car park immediately to the front with over 100 spaces. The development is highly accessible and close to Newark town centre. Newark is a prosperous market town, located just off the A1, with a population of 43,363 (2011 Census urban area) and 112,204 within 10 miles (CoStar).

Description

Unit 1 enjoys good prominence being the first unit on entering the car park from London Road. It has an approximate gross internal area of 3,765 sq ft (349.77 sq m).

Tenure

Leasehold on terms to be agreed.

Rent

£35,000 per annum exclusive.

Service Charge and EPC

A service charge is payable - details on application.
A new EPC has been instructed and will be available shortly.

Business Rates

Rateable Value (2019): £42,000

It is recommended that interested parties make their own enquiries with the local rating authority to check the assessment and the rates payable by calling 01636 650000

Planning

It is the responsibility of the interested party to satisfy themselves that the appropriate planning consent is in place prior to committing to a new lease.

Viewing

Strictly by arrangement via:



Centurion House, 129 Deansgate, Manchester, M3 3WR

0161 241 7998

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