

# First Floor Offices To Let Leasehold High Profile Town Centre Location with Superb Footfall

First Floor Offices | Central Buildings | Middlegate | Newark | Notts | NG24 1AG



Town Centre First Floor Offices in the Prime Retail Zone  
Comprising Unique Double Height Space with Additional Rooms  
Accommodation Extending to 83.1sqm, 895sqft net  
Modernised Offices with Central Heating

Available To Let Leasehold with No Ingoing Premium

£7,200 per annum plus VAT

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694  
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## Location...

The historic market town of Newark stands on the River Trent and has a retail catchment population estimated to be in excess of 121,000 residents.

The town has a higher than average demographic profile indicating older and more affluent residents.

Newark is also a sub-regional shopping centre enjoying good transport links with the mainline Northgate Railway Station being approximately half a mile away.

Nottingham is 20 miles to the south-west, Lincoln is approximately 12 miles to the north-east on the A46 dual carriageway. The A1 runs along the eastern edge of the town and the A46 dual carriageway passes the town to the north connecting Lincoln with Leicester.

The property is located in the historic core town centre and prime retail zone with a number of blue chip retailers nearby.

The site enjoys excellent levels of footfall and benefits from a high profile location.

The prime retail areas of Stodman Street and the Market Place are adjacent with nearby occupiers including Superdrug, Vodafone, FatFace, Dorothy Perkins, Monsoon and Boots Pharmacy.

## Accommodation...

Ground floor entrance from Middlegate leads to a stairway where there is a central hall.

**Main Office.....5.9m x 5.5m, 32.3sqm**  
Having double height space with mirrored partition through to

**Office No 2.....3.3m x 5.5m, 8.4sqm**  
**Room No 3/Post Room...2.4m x 3.5m, 8.5sqm and 3.1m x 2.4m, 7.7sqm**

**Store.....2.2sqm**

**Break Out Room.....3.3m x 2.5m, 8.4sqm**

**Kitchen.....2.5m x 3.1m, 7.8sqm**  
Having a modern range of kitchen units.

## Tenure...

The property is available by way of a new Full Repairing and Insuring lease.

A contribution will be levied towards the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

A deposit will be held by the landlord of the equivalent of a quarter of a year's rent.

Rent will be paid quarterly in advance on the quarter days, the tenant being responsible for the buildings and all outgoing and utilities.



## Services...

The offices have metered supplies and gas fired central heating.

## Outgoings...

The offices have a Rateable Value of £4,000. Further enquiries should be made to the Local Authority.

## EPC...

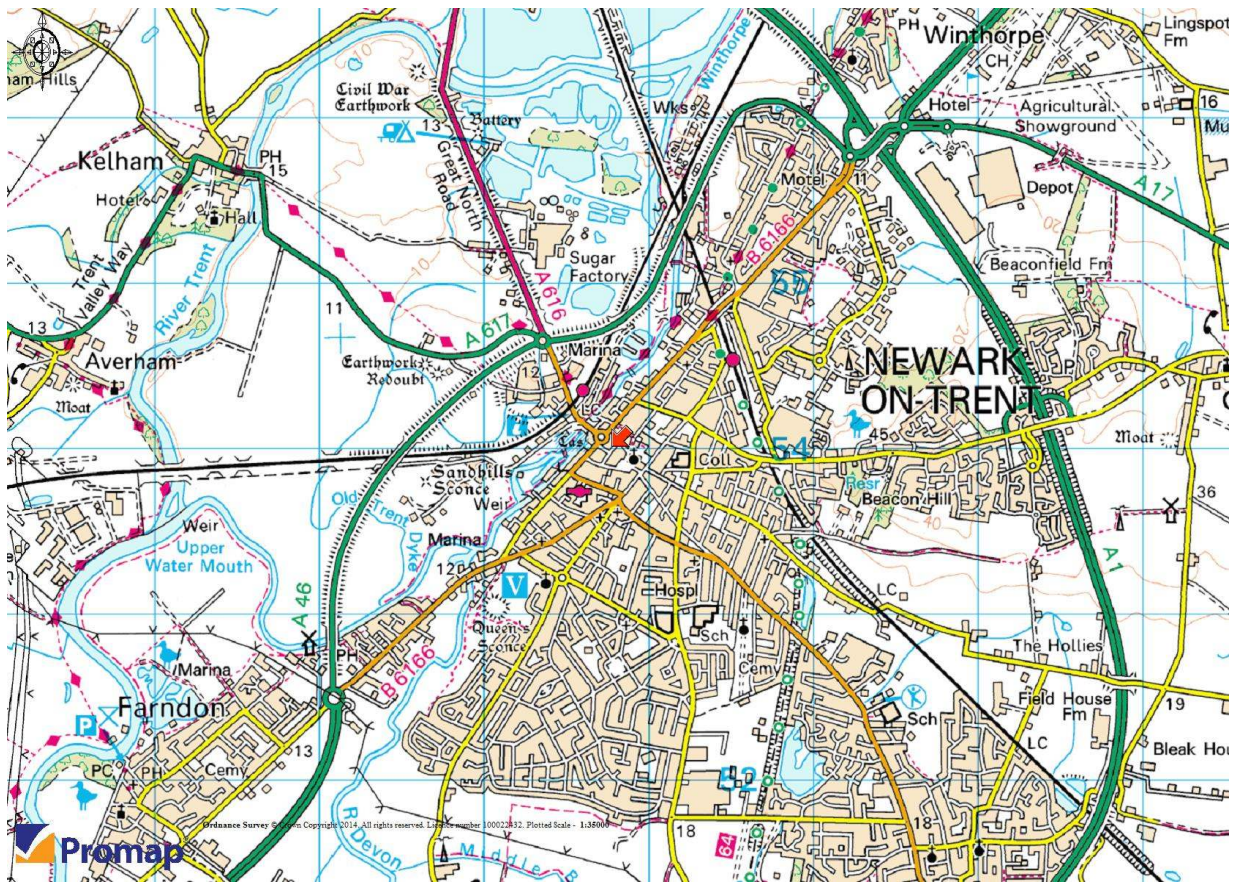
The property has an Energy Performance Asset Rating D96. Further details are available on request.

## VAT...

The Lessor will charge VAT at the prevailing rate where applicable.

## Viewing...

Viewing is by appointment through the Agent:  
Poyntons Consultancy  
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[sales@poyntons.com](mailto:sales@poyntons.com)



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