

# TO LET

**35 KIRKGATE  
NEWARK  
NOTTINGHAMSHIRE**



## **PROMINENT RETAIL UNIT**

**GROUND FLOOR SALES: 1,270 SQ FT (118 SQ M)**

**ATTRACTIVE GRADE II LISTED BUILDING**

**GROUND FLOOR SALES – 550 SQ FT (51 SQ M)**

**COMBINATION OF NATIONAL AND LOCAL RETAILERS NEARBY**

**ANCILLARY ACCOMMODATION TO THE UPPER FLOORS BENEFITTING  
FROM SEPARATE ACCESS**

**SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)**

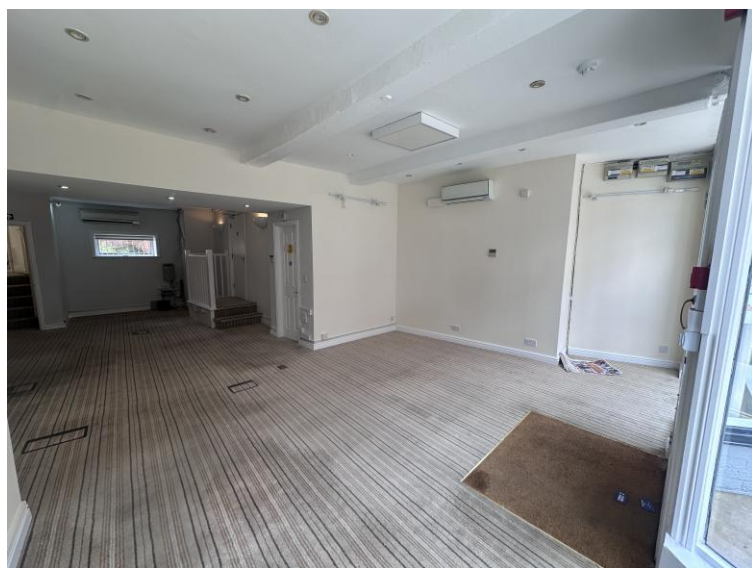
**SAT NAV: NG24 1AD**

Property Particulars

Geo  
Hallam &  
Sons

**0115 958 0301**  
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## LOCATION

Newark-On-Trent is a sizable market town in a residential population of circa 30,000 together with the catchment area giving a population of circa 115,000.

The town is placed reasonably central in the UK and well located for access to the A1 and A46 trunks roads and is also on the main east coast railway line with rail services to London and Edinburgh with journey times between Newark and London Kings Cross being in the region of 75 minutes.

The subject premises occupy a prominent position on Kirkgate surrounded by a host of local and national retailers.

## DESCRIPTION

35 Kirkgate, Newark comprises a Grade II listed retail unit located in half of Newark Town Centre and most recently occupied by an Estate Agent's but is now vacant. The property is of brick construction beneath a pitched and tiled roof, with a glazed shop front onto Kirkgate.

The ground floor specification allows for carpeted floors, painted and plastered walls, a combination of LED lighting feature lighting, floor boxes and a wc to the rear. There is also a self-contained courtyard to the rear.

The upper floors (which can be accessed from the retail unit or via a separate entrance to the side) provide ancillary offices, kitchen and wc facilities with carpeted floors, painted and plastered walls and feature lighting.

## ACCOMMODATION

The property has the following Net Internal Areas in accordance with the RICS Code of Measuring Practice:

Description	sq m	sq ft
Ground Floor - Retail	51	549
First Floor - Ancillary	32.5	350
Second Floor - Ancillary	34.5	371
<b>Total</b>	<b>118</b>	<b>1,270</b>

## TERMS OF DISPOSAL

The premises are available immediately by way of a new fully repairing and insuring lease for a term of years to be agreed.

## QUOTING RENT

**£15,000 per annum exclusive**

## BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority:	Newark & Sherwood
Description:	Shop & Premises
Rateable Value:	£8,700

The premises may therefore be eligible for small-business rates relief, please liaise with the Local Authority in this regard.

## SERVICES

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

## PLANNING

From enquiries made of Newark & Sherwood District Council it is understood that the property currently has the benefit of a Class E Consent.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of Newark & Sherwood District Council's Planning Department in respect of their proposed use.

## VAT

All sums are quoted exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy performance Asset Rating of C (62).

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

**Contact:** Giles Davis  
**Direct Tel:** 0115 958 0301  
**Email:** giles@geohallam.co.uk

November 2025

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
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**Chartered Surveyors**  
**24 Regent Street**  
**Nottingham**  
**NG1 5BQ**

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## Property Particulars

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