

Newark-on-Trent – 47/49 Balderton Gate NG24 1UE
Retail/Office Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Newark-on-Trent – 47/49 Balderton Gate NG24 1UE

Retail/Office Premises to Rent



Property Features:

- Comprises Grade II Listed commercial premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.

Property Description:

Comprises two-storey retail premises previously t/a photography studio, providing the following accommodation and dimensions:

Ground Floor: 51 sq m (550 sq ft)

Open plan retail/office, storage, wc

First Floor: 35 sq m (377 sq ft)

Ancillary/storage

Total GIA: 86 sq m (926 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £95 per week (PCM: £411.66)

Rent Year 2-3: £115 per week (PCM: £498.33)

Deposit: £1,495 (3 Months)

Rateable Value:

Rateable Value - £3,100 p.a.

Rates Payable - £0*

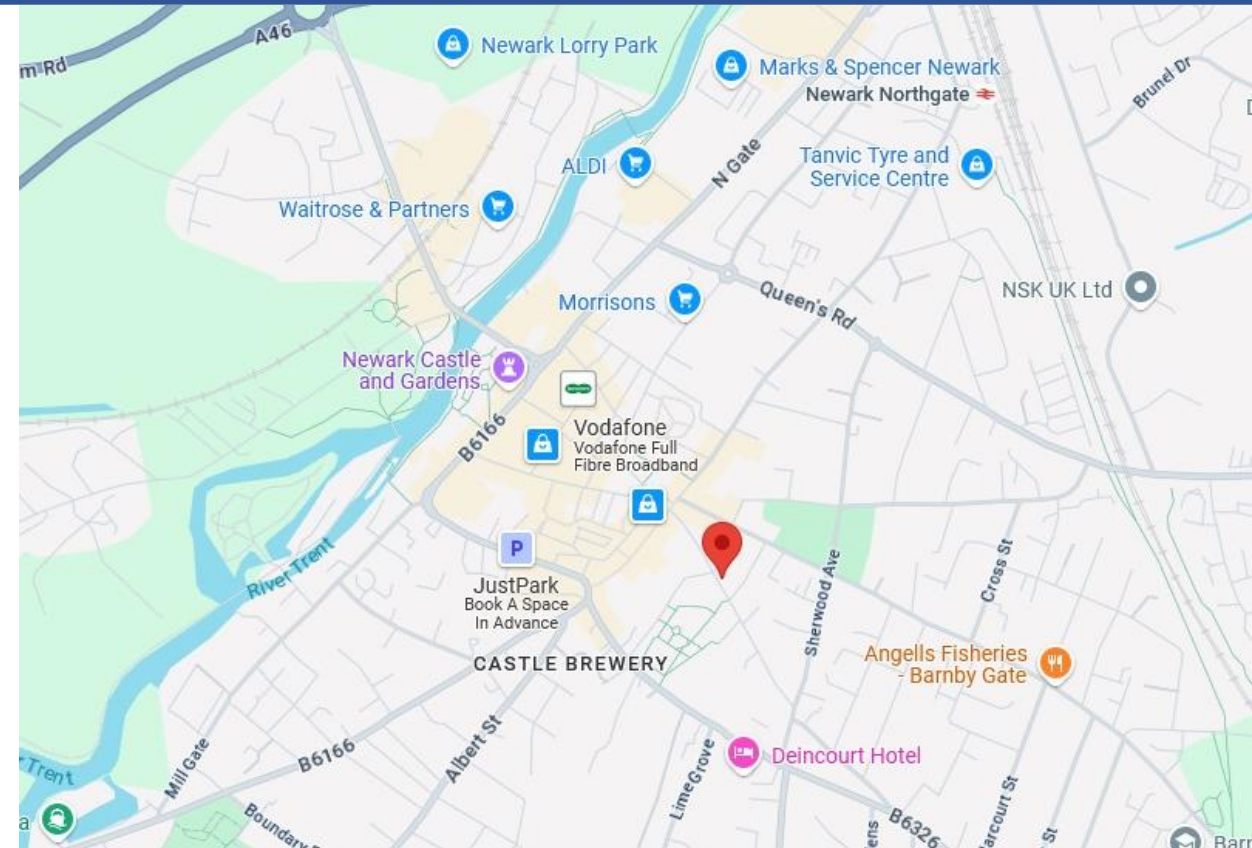
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Newark-on-Trent is an attractive market town situated 17 miles north-east of Nottingham and 16 miles south-west of Lincoln. The town is located at the junction of the A1 and A46 dual carriageways giving good access in both north to south and east to west directions. The property is situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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