

Newark-on-Trent – Unit 3, 14 Barnby Gate, Nottinghamshire NG24 1PZ  
Retail Shop to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Newark-on-Trent – Unit 3, 14 Barnby Gate, Nottinghamshire NG24 1PZ

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Occupiers close by include Argos, Sports Direct, Cash Convertors, Oxfam and more.

### Property Description:

Comprises ground floor retail shop previously t/a Hair Salon, providing the following accommodation and dimensions:

Ground Floor: 90.30 sq m (972 sq ft)  
Open plan retail, storage, kitchen, wc



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### Terms:

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

Rent: £184.62 + VAT per week (PCM: £800 + VAT)

Deposit: £2,400 (3 Months)

### Rateable Value: From 1<sup>st</sup> April 2026

Rateable Value - £13,000 p.a.

Rates Payable ~ £2,400\* p.a.

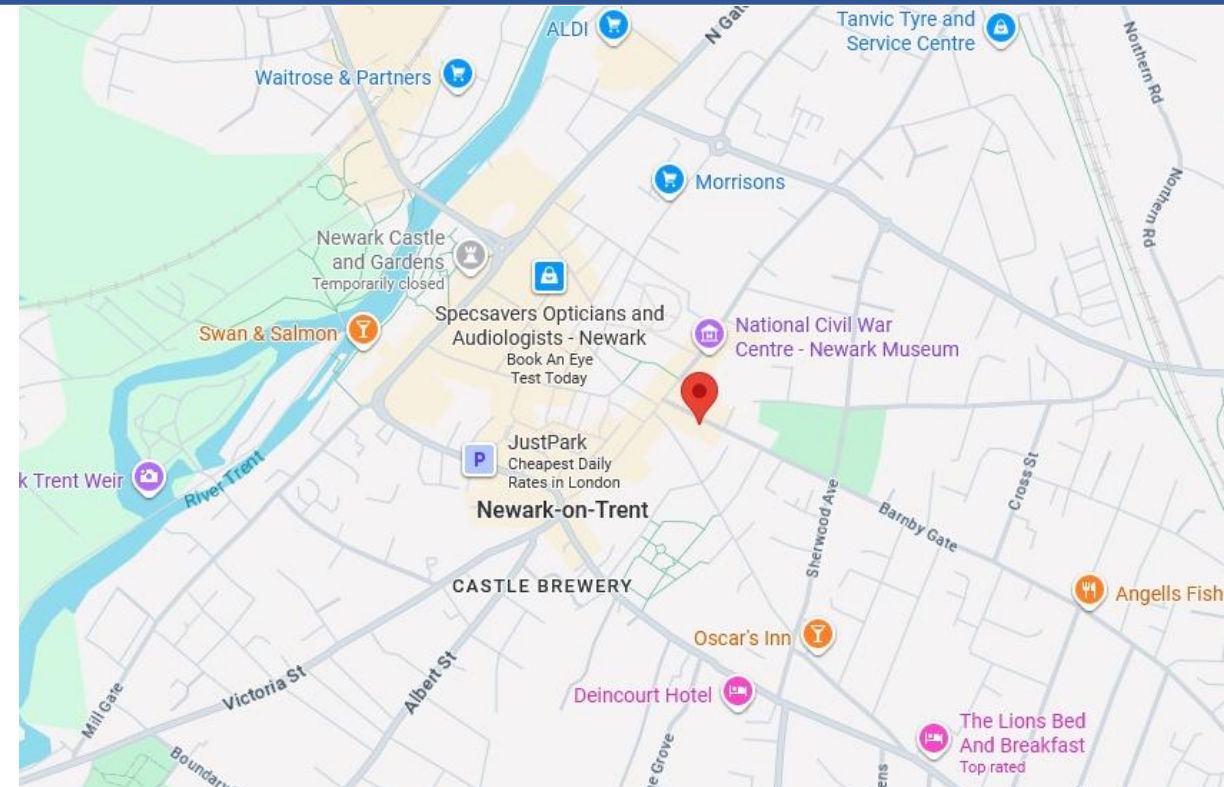
\*Note - Small business rates relief available (subject to terms)

### EPC:

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

### Location:

Newark 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. Newark Northgate Station is 0.6 miles to the north-east of the property and provides direct trains to London and Leeds. The property is situated on the south side of Barnby Gate, between its junctions with Carter Gate and Guildhall Street, a short distance to the east of the town centre. The rear of the property fronts Balderton Gate. Occupiers close by include Argos, Sports Direct, Cash Convertors and Oxfam amongst a range of local traders.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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