



## The Castle Gate Centre

47 Castle Gate, Newark, NG24 1BE

**4 Retail Units undergoing  
refurbishment TO LET - Newark**

**Available August 2024 onwards**

**Rent from £11,280 - £13,500 pa +  
VAT**

**1,126 to 5,017 sq ft**  
(104.61 to 466.09 sq m)

- Newark Town Centre
- Units range from 1,126 Sq ft to 5000 Sq ft
- Each Unit has Electricity, Water and its own WC
- High volumes of passing trade
- On street access and shop frontage
- All uses considered STPP
- Circa £10 psf + VAT

# The Castle Gate Centre, 47 Castle Gate, Newark, NG24 1BE

## Summary

<b>Available Size</b>	1,126 to 5,017 sq ft
<b>Rent</b>	£11,280.00 - £50,220.00 per annum
<b>Business Rates</b>	To be re-assessed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 1	1,294	120.22	£12,960 /annum	Available
Ground - Unit 2	1,350	125.42	£13,500 /annum	Available
Ground - Unit 3	1,247	115.85	£12,480 /annum	Available
Ground - Unit 4	1,126	104.61	£11,280 /annum	Available
<b>Total</b>	<b>5,017</b>	<b>466.10</b>		

## Description

The Castle Gate Centre hospitality and leisure activities hub is located within Newark. Available for lease are four ground floor retail units, each street-facing with attractive shop frontage. The units have been newly refurbished and taken to a shell fit-out condition with occupation available from August 2024 with incentives available.

## Location

The Castlegate Centre occupies a prominent corner position at the busy junction of Castlegate and Lombard Street in the heart of the town centre. Castlegate forms part of Newark's established restaurant, café and bar circuit where many good quality regional and national operators are located. It is close to the new Asda and bus station development which has created a new and vibrant hub of activity in the area and has further increased parking within walking distance of the Castlegate Centre.

## Terms

Offered for let on a new 5 year repairing and insuring lease - at rents of circa £10 per Sq Ft/ Annum plus VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. We are led to believe that a service charge will be applied towards upkeep and maintenance of the communal areas with further details being provided upon request.

A service charge equivalent to £1 psf will be charged for the upkeep of common parts.

## Viewings

Viewing by appointment with the Sole Agents P&F Commercial on 01664 431330 or email to office@pandfcommercial.com

## Services

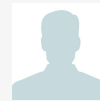
We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

## Viewing & Further Information



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