UNIT B, MALT PARK

Maltkiln Lane, Newark, NG24 1HN

Key Highlights

- Prominent position, next to Northgate Retail Park
- Currently fitted out as a Fitness Centre
- Neighbouring occupiers include Homebase, TK Maxx, Currys PC World and Home Bargains
- Dedicated parking area

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Location

Malt Park is located in the Nottinghamshire market town of Newark which lies almost equidistant (20 miles) between Nottingham (to the south west) and Lincoln (to the north east), with Mansfield being a similar distance to the west. Grantham lies some 21 miles to the south east with Worksop being 26 miles to the north west.

Newark town centre, A46 by pass and the A1 are within close proximity and there are excellent direct rail links into London Kings Cross with a travel time of approximately 1 hour 20 minutes.

Situation

The property fronts Lincoln Road Bridge (B6166) accessed off Maltkiln Lane to the west of which is situated Northgate Retail Park whose occupiers include TK Maxx, Home Bargains, Boots, Next, Peacocks, Pound Stretcher Extra, Carpet Right, Currys PC World, Pets at Home and Homebase. To the rear is located the Waters Edge Barratts residential scheme and adjacent Mole Country Store.

Description

The property comprises of a single storey steel portal frame construction fitted out as a fitness centre with part insulated blockwork infill walls and colour coated profile steel cladding to the elevations and roof.

There is a feature double height powder coated aluminium framed entrance located to the corner of the unit and fitted with frosted glass.

Internally, the unit is finished off to a good specification with carpeted concrete floors, part plastered/painted walls, overhead sodium lighting, ceiling mounted combat warm air blowers and sound system. At ground floor level are located male and female changing/shower rooms together with a disabled WC.

To the rear a steel framed staircase leads to a mezzanine area and series of treatment rooms, kitchen and office.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice, published in August 2007 (6th Edition) as updated.

FLOOR AREA	SQ FT	SQ M
Unit B	5,060	470.135
Unit B Mezzanine	1,894	175.951
TOTAL	**6,954**	**646.086**

Rent

£51,000 per annum exclusive.

Services

All mains services to include gas, water, electricity and drainage are available and connected to the site.

Rates

We are advised that the property has been assessed as follows:

Rateable Value (2018) – £23,000
Rates Payable (2018/2019) – £11,040

VAT

VAT my be charged in addition to the rent at the prevailing rate.

EPC

The unit has an EPC Rating of C73.

Legal Costs

Each party is responsible for its own legal costs in this transaction.

Viewing

Strictly by appointment with the sole agent Savills.

Contact

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