

INCENTIVES AVAILABLE



Fernwood Park

Rubys Avenue, Balderton, Newark-on-Trent, NG24 3RS

PROMINENT RETAIL / TAKE AWAY UNIT

878 sq.ft (82 sq.m)

- Established residential location
- 43 shared car parking spaces
- Other occupiers include One Stop, Minster Vets, Brews Brothers as well as a primary school and a nursery
- Full business rate relief for qualifying small businesses
- Part fitted as a takeaway, alternative uses considered



0115 950 7577

LCP

01384 405631
www.lcpproperties.co.uk

Total
Development
9,260
SQ.FT
(860 SQ.M)



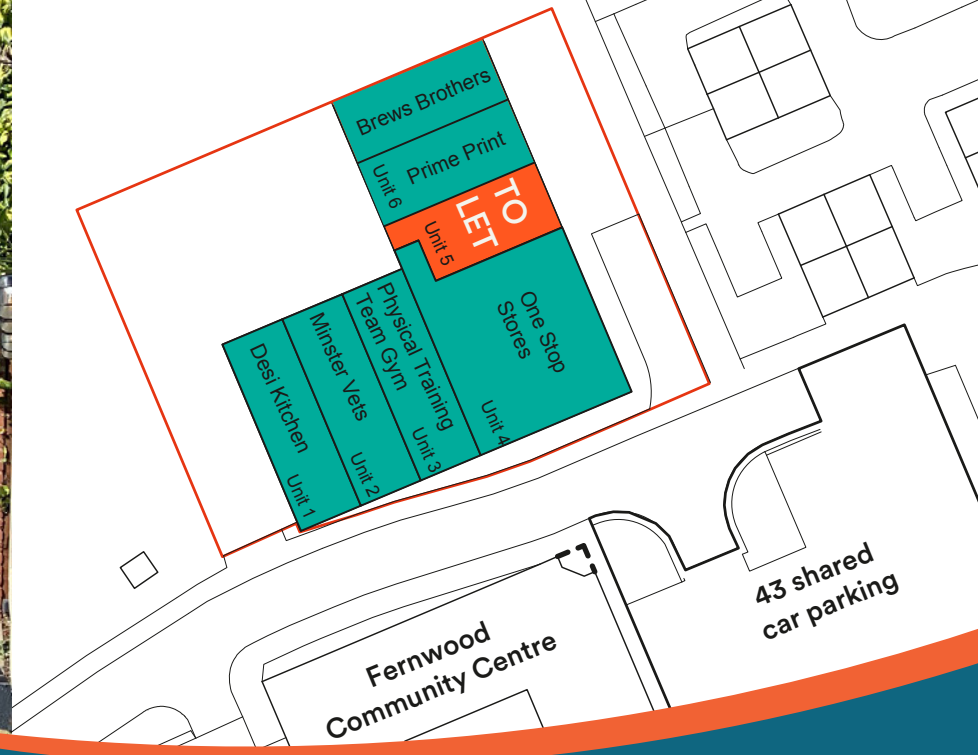
Fernwood Park

Fernwood is situated approximately 2 miles south/ east of Newark town centre, accessed via the A1/ B6326.

The Fernwood housing development comprises 1,200 homes built within the last 10 years. There are proposals to develop a further 350 new homes at the housing estate. Other facilities within the estate include a nursery and primary school.

This is the main shopping parade servicing the immediate vicinity, it comprises 5 units occupied by One Stop convenience store, Minster Vets, Brews Brothers and a boutique gym. The scheme has the benefit of 43 shared car parking space and being set within the housing estate makes it a unique opportunity with a captive audience.





Available Unit

UNIT 5	sq.ft	sq.m
Ground Floor	878	82
RENT	£ 16,000	
RATEABLE VALUE	£ 10,000	
SERVICE CHARGE	£ 1,178	

Ready for
**immediate
occupancy**



43 shared
car parking

Fernwood
Community Centre



Location

Newark-on-Trent is well located strategically in the centre of the UK and is easily accessible via the A1. The town also lies at the intersection of the A46 and the A17 providing access to Lincoln to the north east and Leicester to the south west. The properties are situated 3 miles south east of Newark-on-Trent town centre in the new development Fernwood Park to the south side of the A1.

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Electricity, gas and water supplies are laid on with drainage to main sewer.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



43
Shared
Parking
Spaces

Viewing

Strictly via prior appointment with the appointed agent:

0115 950 7577

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