RETAIL UNITS TO LET



Former Co-op Foodstore, High Street, Collingham, Newark, NG23 7LB #28/2023G





Former Co-Op Foodstore

High Street, Collingham, Newark, NG23 7LB



For Viewing & All Other Enquiries Please Contact:



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Property

The property will comprise 3 shop units laid out at ground floor level only, with glazed access door.

EPC: To be confirmed

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m^2	ft ²
Unit 1	87.89	946
Unit 2	86.77	934
Unit 3	86.77	834
Total NIA	261.43	2,814

Services

Mains water, electricity and drainage will be connected to the property

Town & Country Planning

The current permitted use of the property falls within Class A1 (Retail), A2 (Professional & Financial) and B1 (Business) of the Town and Country Use Classes Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority.

Rates

Charging Authority: Newark and Sherwood District Council

Description:Shops and PremisesRateable value:To Be AssessedUBR:0.512Period:2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The retail units will be available by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms for a term to be agreed.

Rent

Unit 1: £12,500 pax

Unit 2: £11,950 pax

Unit 3: £11,950 pax

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

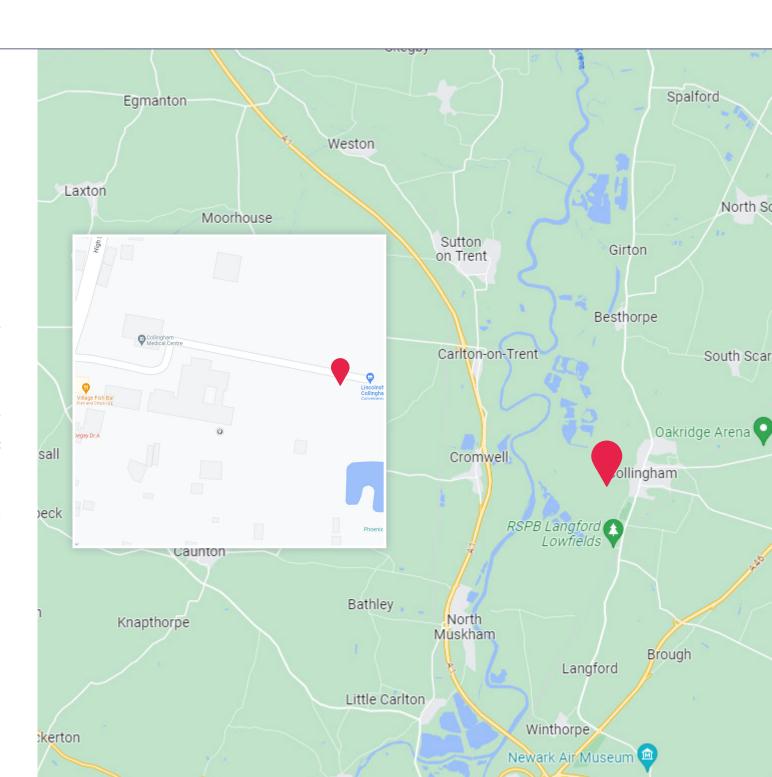
Location

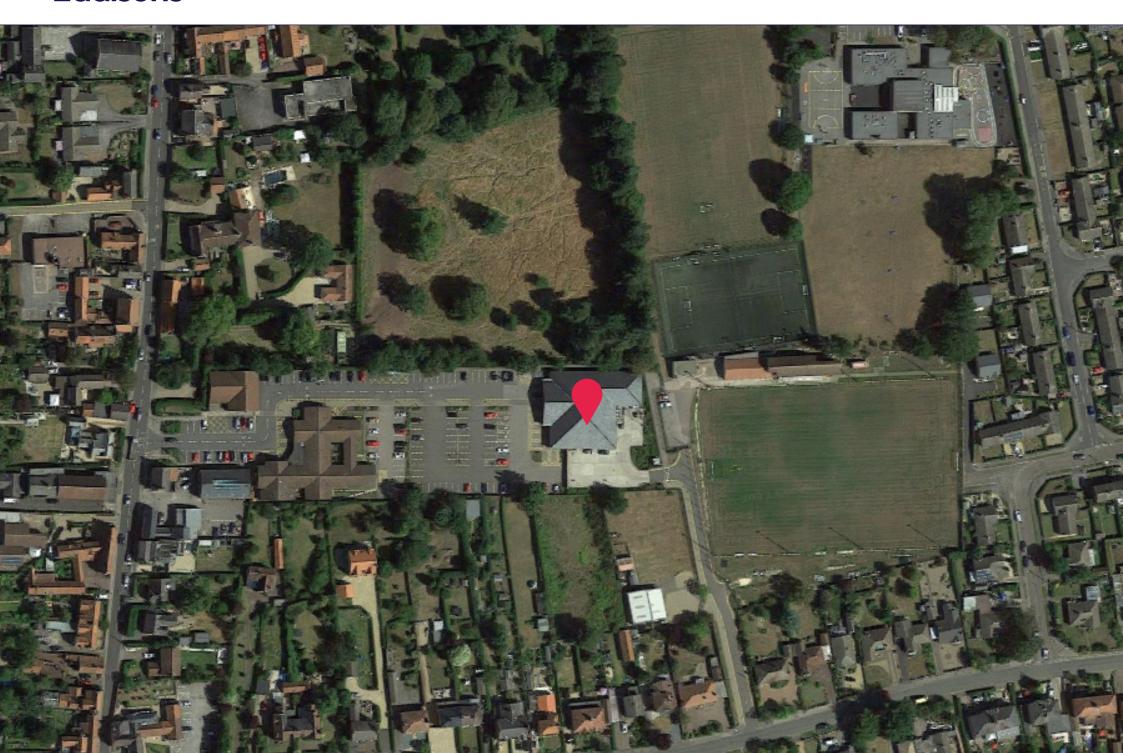
The property is located within the centre of the popular village of Collingham, within the village Neighbourhood Centre that is anchored by large Coop Supermarket.

Other nearby occupiers include the village Doctor's Surgery and Pharmacy opposite and a Fish and Chip Shop and butchers.

Collingham is a large affluent village located six miles to the north of Newark-on-Trent and fourteen miles south west of Lincoln, with a population of 3,000.

The village offers a good range of local services and amenities.















Front elevation