



Unit 1

Unit 2

Unit 3



Former Co-op Foodstore, High Street,  
Collingham, Newark, NG23 7LB

#28/2019J



**BANKS  
LONG & Co**

CGI of Proposed Development



# Former Co-op Foodstore, High Street

Collingham, Newark, NG23 7LB



Agreement

To Let



Detail

To be converted into 3 newly refurbished retail units



Rent

Unit 1: £12,500 pax  
Unit 2: £11,950 pax  
Unit 3: £11,950 pax



Size

Unit 1: 87.89 sq m (946 sq ft)  
Unit 2: 86.77 sq m (934 sq ft)  
Unit 3: 86.77 sq m (934 sq ft)



Location

Newark, NG23 7LB



Property ID

#28/2019J

**For Viewing & All Other Enquiries Please Contact:**



**JAMES BUTCHER**  
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Director

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CGI of Proposed Development



## Property

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

**EPC: To be confirmed**

## Accommodation

The units will provide the following areas:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	87.89	946
Unit 2	86.77	934
Unit 3	86.77	834
<b>Total NIA</b>	<b>261.43</b>	<b>2,814</b>

## 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 & Sherwood District Council

**Description:** Shops and Premises

**Rateable value:** To be assessed

**UBR:** 0.512

**Period:** 2022-2023

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.



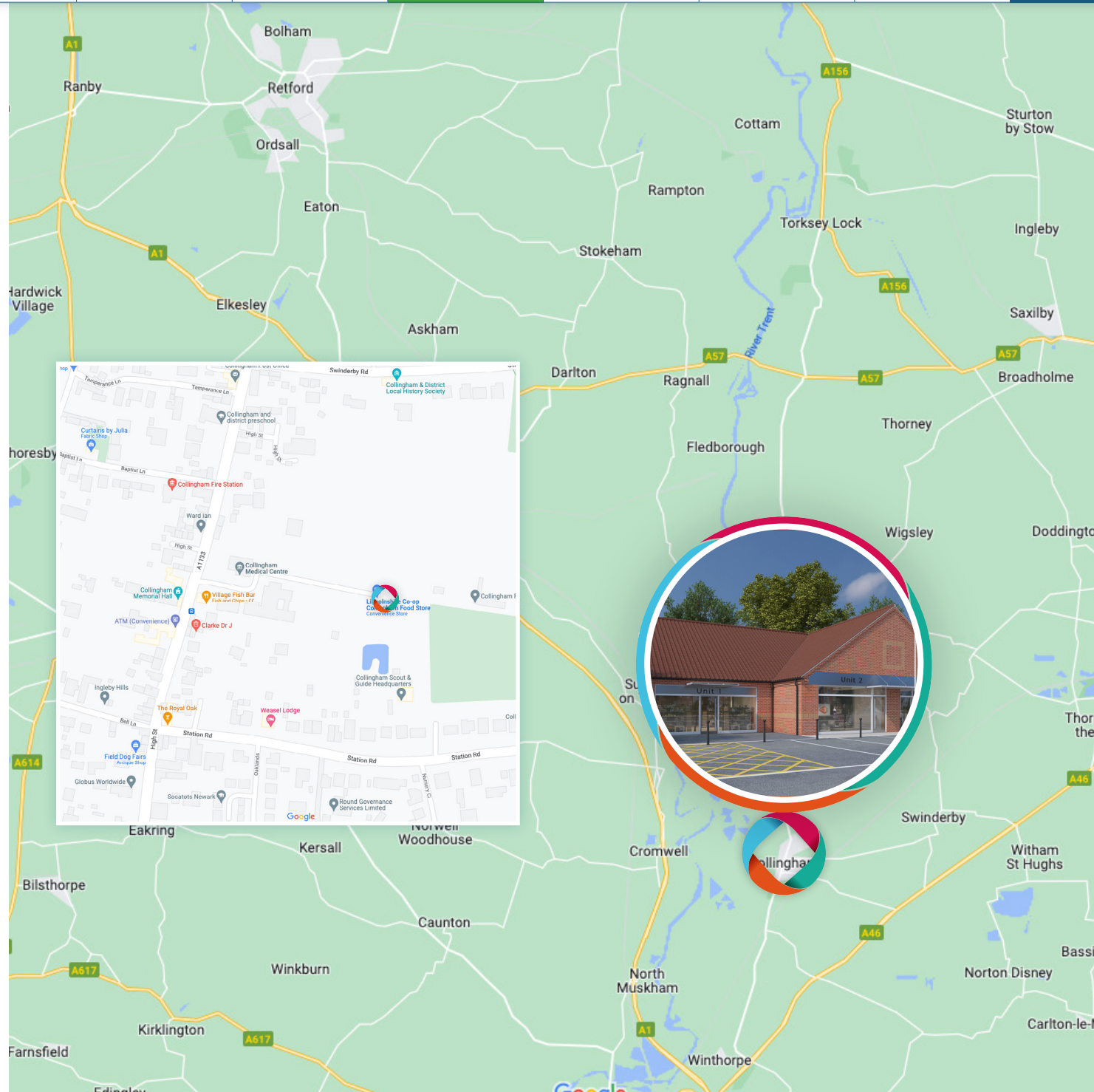
## Location

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.

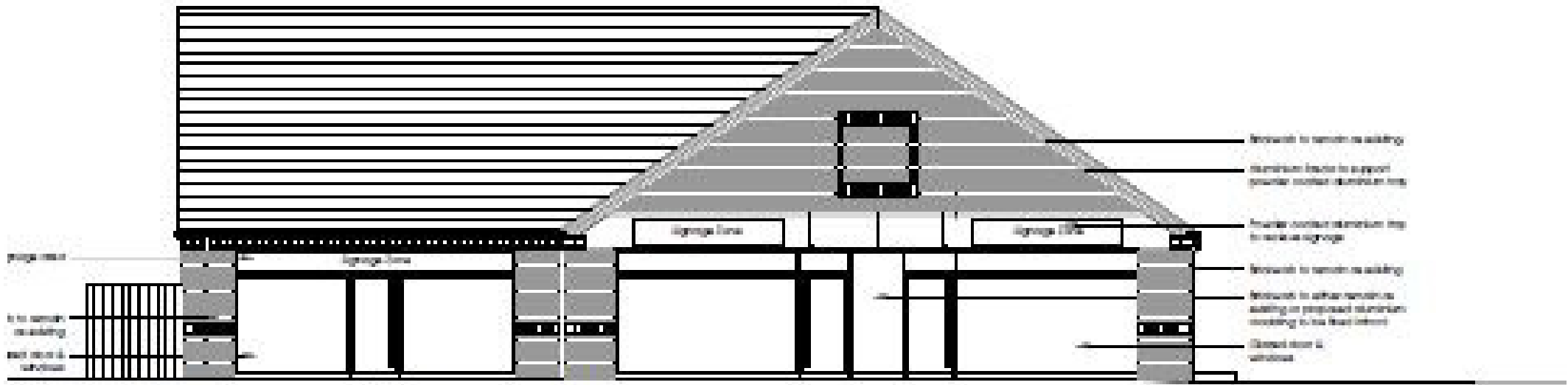
Collingham is a large affluent village located six miles to the north of Newark-on-Trent and fourteen miles south west of Lincoln, with a population of 3,000.

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

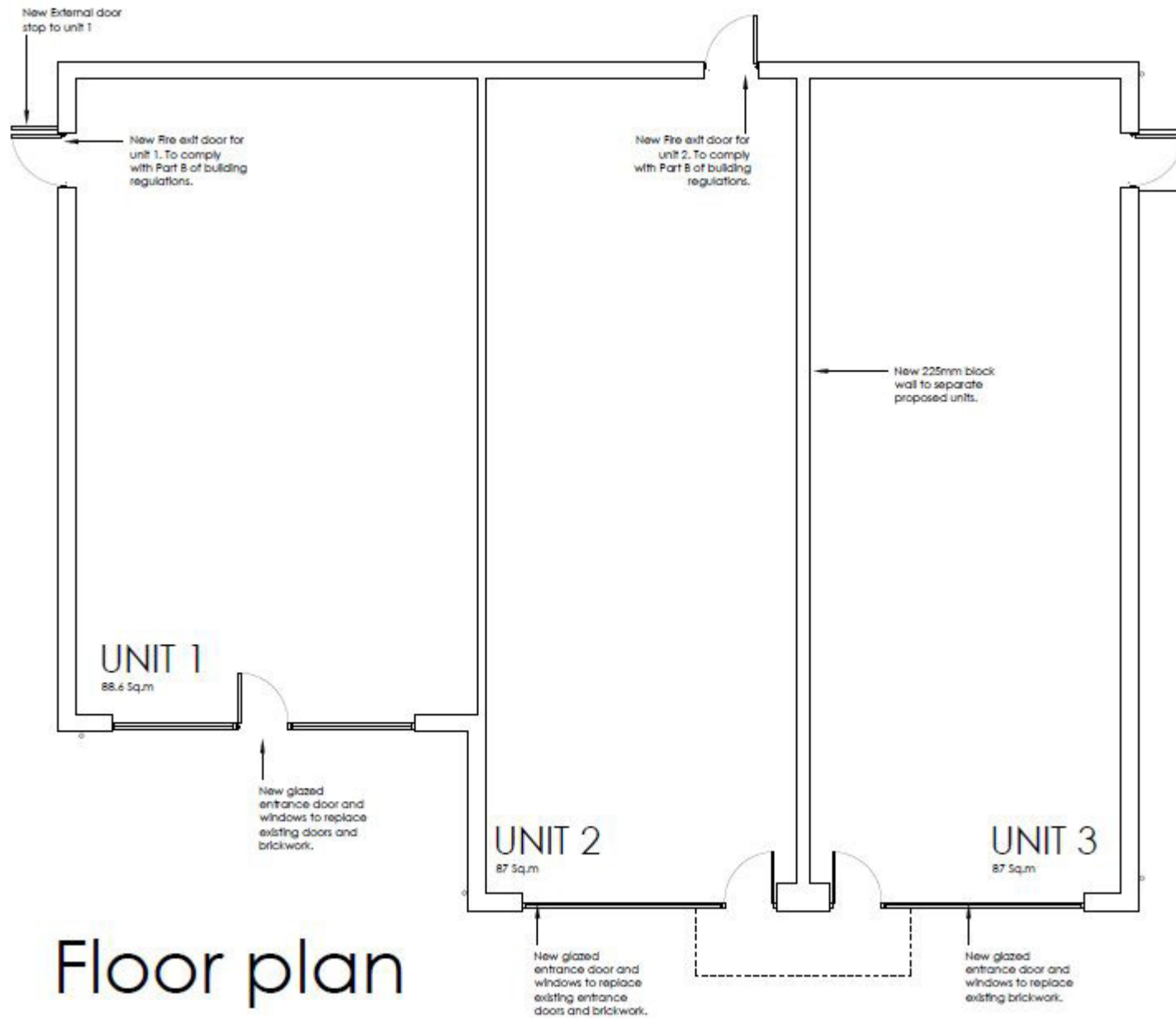








# Front elevation



# Floor plan





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