

RETAIL UNIT

TO LET



Unit 2, Lincoln Road, The Bridge, Newark
NG24 2DP

#1231145/2025H

Eddisons

UNIT 2, LINCOLN ROAD

THE BRIDGE, NEWARK, NG24 2DP



Agreement

To Let



Detail

Retail Unit



Rent

£12,000 pax



Size

62 sq m (668 sq ft)



Location

Newark, NG24 2DP



Property ID

#1231145/2025H

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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07929 105395

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Property

The property comprises a well-presented lock up retail unit laid out across 668 sq ft, with a good frontage onto Lincoln Road.

Internally, the unit has been fitted out as a hair salon with a mixture of painted plastered and brick walls, wood effect vinyl flooring and a suspended ceiling with LED inset lighting. The unit comes with a shutter and has good staff facilities, including a WC and a kitchenette.

Externally, the new tenant will have use of the service yard to the rear, along with the customer car park at the front.

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
Total GIA	62.05	668

Energy Performance Certificate

Rating: C59

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Newark and Sherwood Council
Description: Shop and Premises
Rateable Value: £9,100

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 property is available **To Let** by way of a new Full Repairing and Insuring lease by way of a service charge, for a term to be agreed.

Rent

£12,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may 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.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

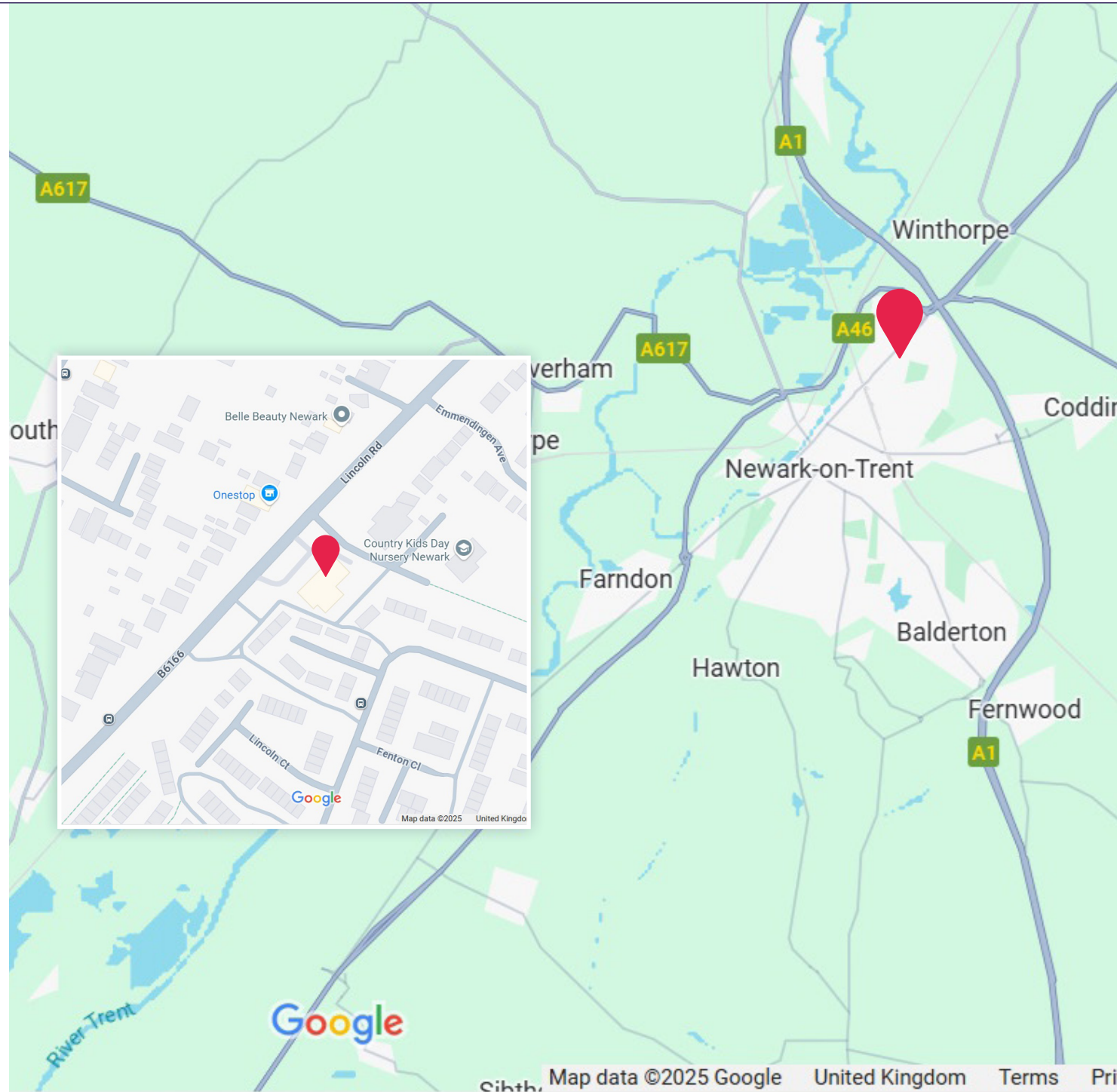
Location

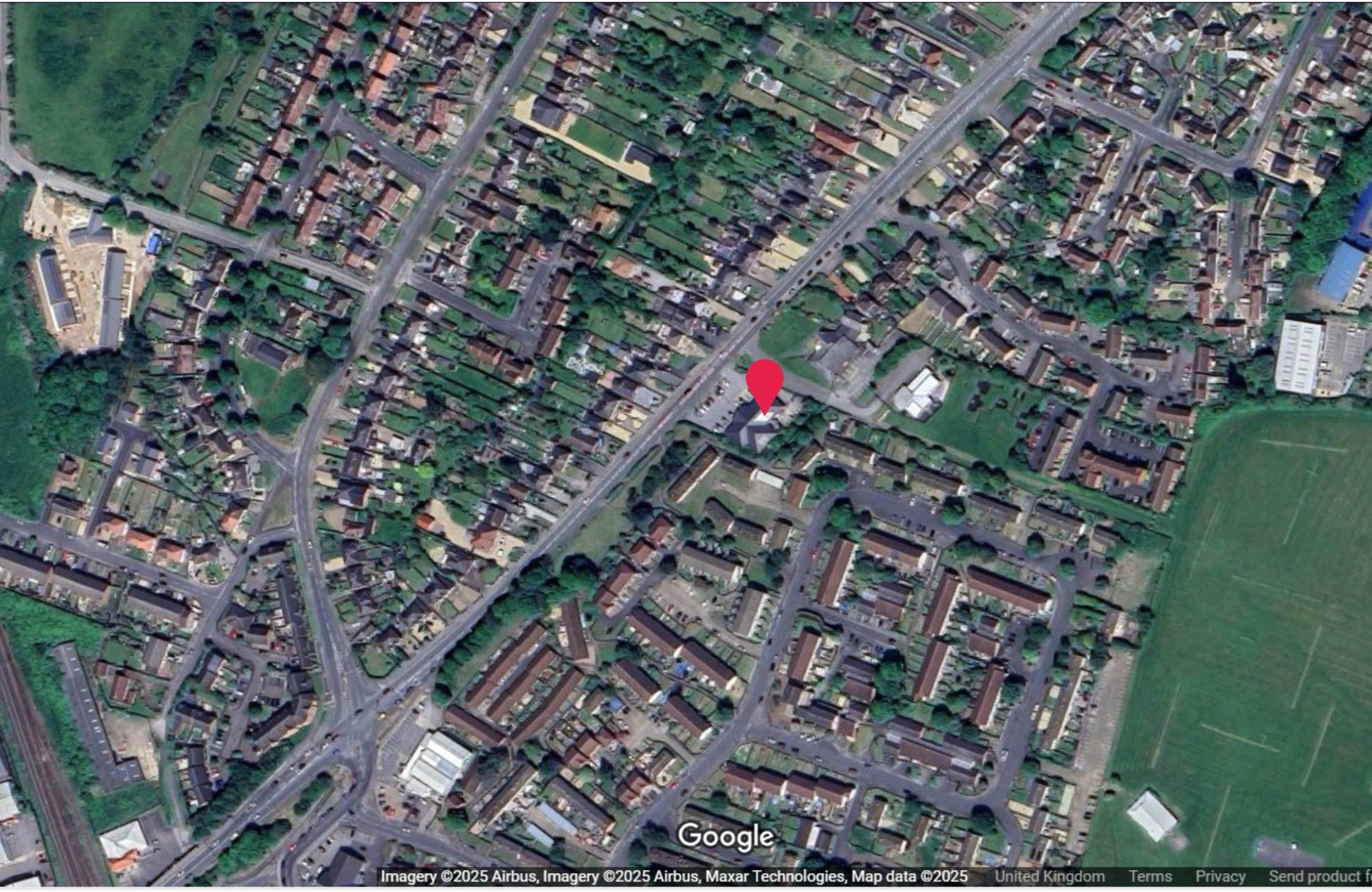
The property is situated on Lincoln Road in Newark, a busy arterial route with easy access to the A1 and A46.

Nearby occupiers include Lincolnshire Co-op, local takeaways and Halfords Auto Centre. The unit is within close proximity to the Northgate and Maltings Retail Parks.

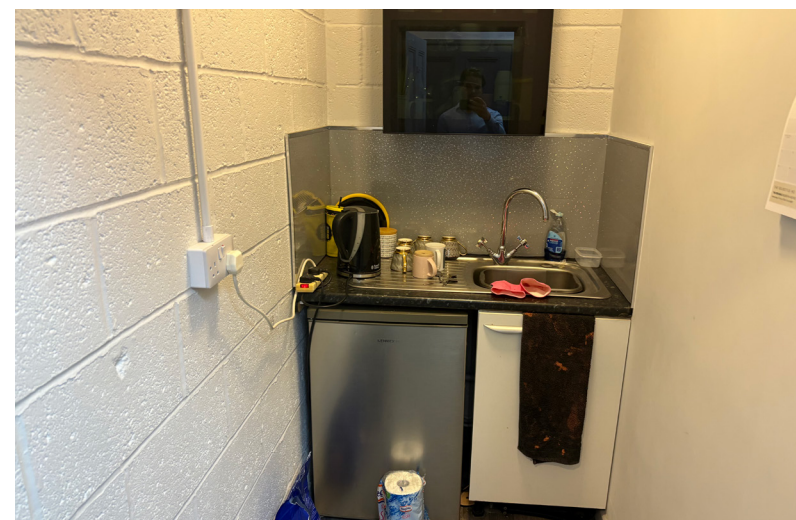
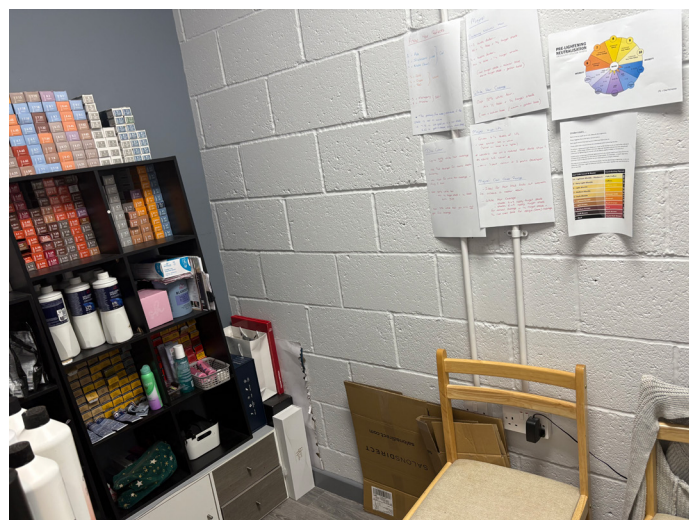
Newark is a popular Nottinghamshire market town situated alongside the A1 and East Coast Main Line, with a resident population of circa 35,000 and catchment of circa 160,000 within approximately 12 miles.

Newark is situated 20 miles south west of Lincoln and 20 miles north east of Nottingham. The town provides good road links to the national road network via the A1, which runs around the eastern side of the town. It also sits on the main East Coast Main Line, a regular train service to London King's Cross.





Google



Unit 2, The Bridge, Lincoln Road, Newark, NG24 2DP

