



FERNWOOD PARK

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The Local Centre, Balderton  
NG24 3RS

Local Occupiers Include





**9,338 sq.ft**  
Total development



**7**  
Lettable units on site



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What Three Words



**43**  
Shared Parking Spaces

**AVAILABLE UNITS**

UNIT 3	sq.ft	sq.m
Ground Floor	1,216	112.9
RENT	£20,000 + VAT	
RATEABLE VALUE	£46,500	
SERVICE CHARGE	£2,714 + VAT	
EPC	B (44)	

\*Potential occupiers to make own enquiries to clarify accuracy of data.

## DESCRIPTION

- Established residential location
- 43 shared car parking spaces
- Other occupiers include One Stop, Minster Vets, Desi Kitchen as well as a nursery located within close proximity
- Full business rate relief for qualifying small businesses

## LOCATION

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

Fernwood Park is the main shopping parade servicing the immediate vicinity. The scheme comprises of 7 units, occupied by One Stop convenience store, Minster Vets, a Fish and Chip shop, a pizza takeaway and a Printing Services. The scheme has the benefit of 43 shared car parking spaces and being set within the housing estate makes it a unique opportunity with a captive audience.



## SERVICES

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

## 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.

## 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.



# LCP.

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