



LWE

Commercial Property Advisers

TO LET

RETAIL UNITS

ADJACENT ONE STOP

**Fernwood Park Retail Parade,
Ruby's Avenue, Fernwood, Newark**



◆◆ **NEWLY CONSTRUCTED
RETAIL UNITS**

◆◆ **IMMEDIATELY
AVAILABLE**

◆◆ **982 - 2,400 SQFT AVAILABLE**

◆◆ **ANCHORED BY
ONE STOP STORES**

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

The shopping centre provides a new quality local amenity to the extensive new housing surrounding the centre cumulatively providing circa 1,200 homes, nursery, school and leisure facilities. A public house is also to be provided within 2 minutes walk of the centre.

Fernwood is located in Nottinghamshire adjacent the A1 at Balderton some 2 miles from Newark town centre and will provide high class residential dwellings constructed by David Wilson Homes well laid out with an attractive mix of properties and open space.

The A1 is situated ½ mile from Fernwood providing easy access to the wider motorway network. Newark Train Station is on the east coast line offering commuters easy access to London.

Description

The property is a single storey building providing over 9,000 sqft of retail space divided into 7 units of varying sizes, with One Stop Stores, part of the Tesco brand, anchoring the scheme with their current convenience store format and is open for trade.

Accommodation

Units at the scheme are available as follows:

Unit	Sqft	Sqm	Rent
1	Creation Hair & Beauty		
2	1,201	111.5	£15,000
3	1,201	111.5	£15,000
4	One Stop Stores		
5	982	91	£12,275
6	Under Offer		
7	Under Offer		

Rents

Rent will be exclusive of all other outgoings and are shown in the table opposite.

Terms

The units are available on a new lease for multiples of 5 years on full repairing and insuring terms. Incentives maybe available subject to covenant and lease terms.

Costs

Both parties will be responsible for their own legal and professional costs incurred in any resulting letting.

Specification

The units are offered at shell specification. Signage subject to planning and the landlords consent.

Planning

The units are available for A1 retail use. Other uses are subject to a change of use planning application and landlord's written consent.

Rates

To be announced from the VOA. Rates will be paid directly to the local billing authority. For further information please contact the letting agents.

VAT

VAT is payable on the rental and other related transaction at the subsisting rate.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Tel: 01302 361445 | Fax: 01302 739913 | E: enquiries@LWEstates.com | www.LWEstates.com

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