



FERNWOOD PARK

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The Local Centre, Balderton
NG24 3RS

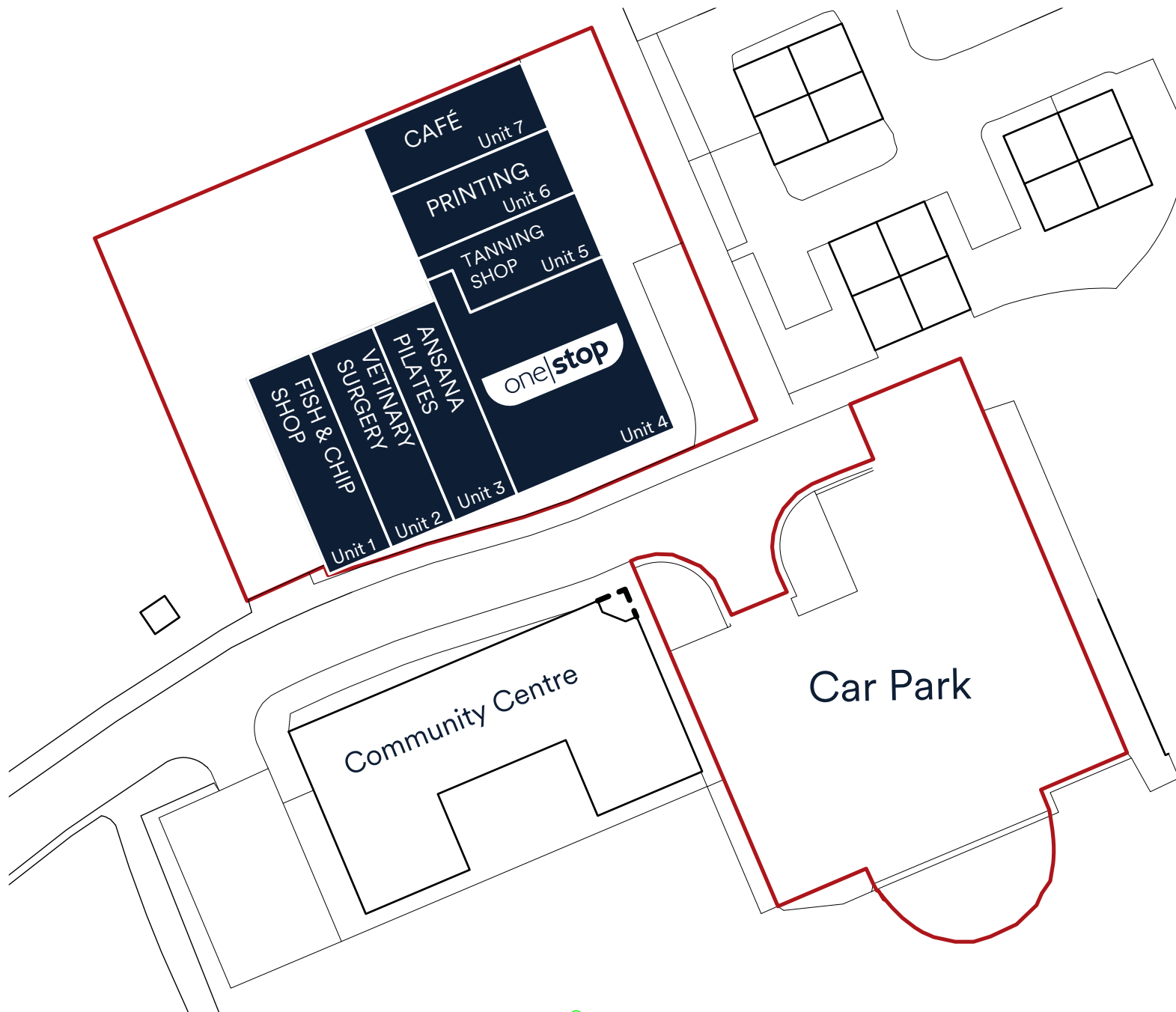
Local Occupiers Include





FERNWOOD PARK

Site Plan



9,338 sq.ft

Total development



7

Lettable units on site



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What Three Words



43

Shared Parking Spaces

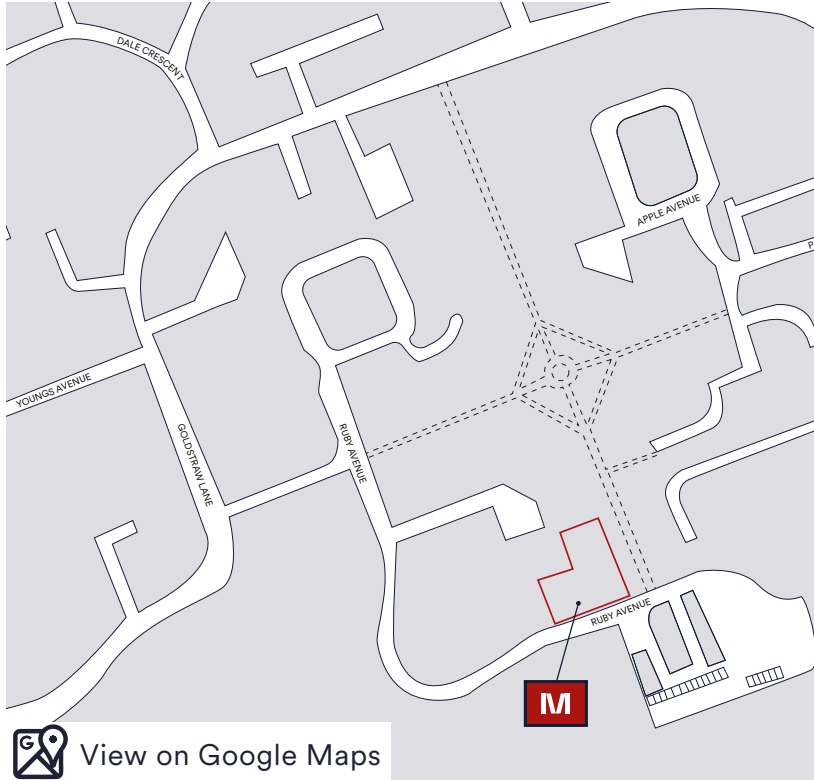
DESCRIPTION

- 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.



View on Google Maps

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 incoming 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.



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