

*+ Retail + Retail + Retail + Retail +*

## PROMINENT TOWN CENTRE PREMISES FOR SALE BY PUBLIC AUCTION



**48 & 48A KIRKGATE, NEWARK NG24 1AB**

- A1 retail accommodation just off the market place in prominent corner position
- 1,046 ft<sup>2</sup> (97.2 m<sup>2</sup>) ground floor sales & ancillary plus 603 ft<sup>2</sup> (56 m<sup>2</sup>) first floor stores/office
- Guide Price £140,000 +



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

details

## DESCRIPTION & LOCATION

A1 retail premises situated in a prominent town centre location just off the Market Place on the corner of Kirkgate and Church Street. The approximate location of the property is shown on the attached plan.

Newark is an attractive and thriving market town with a resident population in the order of 36,000 serving a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 30 minutes by road.

## ACCOMMODATION

The property comprises of vacant ground floor retail accommodation with return frontage and ancillary first floor accommodation over. The accommodation provided comprises:

Accommodation	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Retail	751	69.8
Ancillary	295	27.4
<b>First Floor</b>		
Ancillary Stores/offices	603	56.0
<b>Total (Net Internal Area)</b>	<b>1,649</b>	<b>153.2</b>

## PLANNING/USE

There is an established use for A1 Retail but is also potentially suitable for alternative uses (subject to planning). The property is Grade II Listed. Interested parties should make their own enquiries to NSDC on 01636 650000

## SERVICES

We understand that mains electricity, water & drainage are connected to the property. Interested parties should make their own enquiries as to the capacity and suitability of the services available.

## ENERGY PERFORMANCE CERTIFICATE

The property is a listed building and therefore exempt from the need to provide an EPC.

## BUSINESS RATES

The property has a Rateable Value of £14,000. All enquiries should be made directly to NSDC Business Rates Department Tel: 01636 650000

## TENURE

The property is available **FREEHOLD** to include the vacant shop premises (No. 48) together with adjacent small retail unit (No. 48a) which is currently let and producing £3,000 p.a. (further details on request)

## VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## FURTHER DETAILS

For further details or to arrange a viewing of the premises please contact:-

Wood Moore & Co  
Navigation House,  
48 Millgate,  
Newark NG24 4TS

Tel: 01636 610906

Email: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

Or The Auctioneers:

Auction Estates Ltd  
28 Regent Street,  
Nottingham  
NG1 5BQ

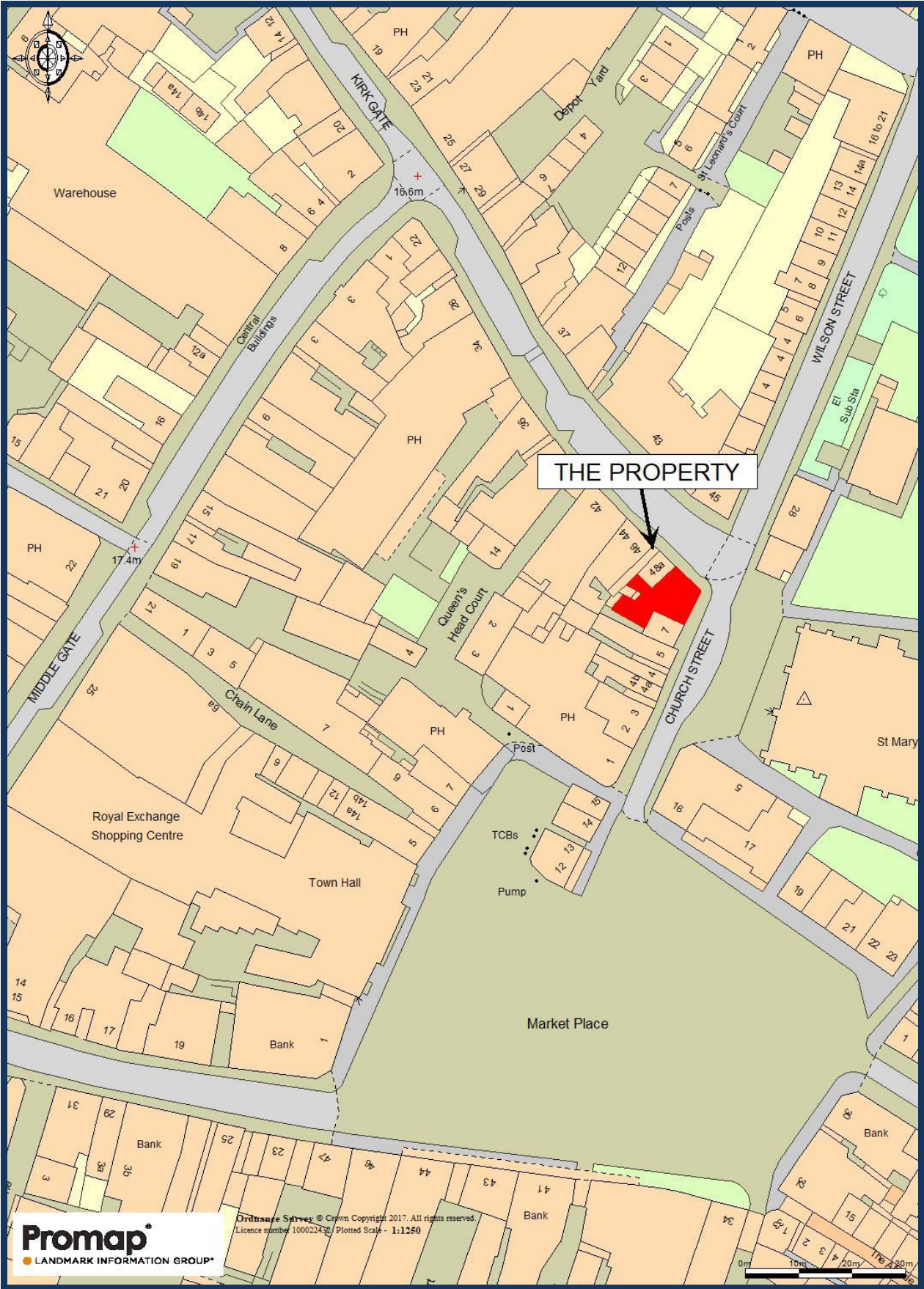
Tel: 0115 784 4600

[www.auctionstates.co.uk](http://www.auctionstates.co.uk)

Ref: CS1567.gaw



**LOCATION PLAN**  
**48 KIRKGATE, NEWARK NG24 1AB**



(Not to scale and for identification purposes only)