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**MIXED USE FREEHOLD
FOR SALE**



9-11 BALDERTONGATE, NEWARK, NG24 1UE

- Attractive retail & residential investment opportunity in prominent town centre location close to local amenities
- Comprising double fronted retail premises with offices/Treatment Rooms.
- Good quality modernised self-contained 2/3 bedroomed first floor living accommodation.
- Extensively refurbished to a high standard – ideal opportunity for investor or owner-occupier.



01636 610906



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details

DESCRIPTION & LOCATION

An attractive mixed-use retail and residential property providing an extensive double fronted 2 storey premises with renovated self-contained living accommodation over. The property, which is Grade II Listed, has been refurbished to a high standard throughout, is located just off the main trading area of Cartergate, just off the Market place and is shown for identification purposes on the attached location plan.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 with regular markets serving a district population of approximately 100,000. 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 45 minutes drive.

ACCOMMODATION

The accommodation consists briefly of the following (all areas quoted are for guidance only):-

Accommodation	ft ²	m ²
Ground Floor		
Retail Area	605	56.2
Office	127	11.8
Treatment Room	84	7.7
Shower Room	-	-
WC	-	-
First Floor Ancillary Store	88	8.2
First Floor Self Contained Flat		
Hallway / Office Area	56	5.2
Breakfast Kitchen	165	15.3
Lounge	132	12.2
Bedroom 1	162	15.0
Bedroom 2	88	8.17
Bathroom	-	-
TOTAL (GIA)	1,507	139.77

OUTSIDE

There is a roof terrace accessed via the flat.

SERVICES

All mains services are available for connection to the property although prospective purchasers should note that none of the services have been tested & that they are advised to make their own enquiries to the relevant utility companies as to the suitability and / or capacity thereof.

BUSINESS RATES

The property has a Rateable Value of £14,000 and the First Floor living accommodation is assessed as Council Tax Band A (information obtained via the VOA website). All enquiries regarding Business Rates or Council Tax should be made directly to NSDC – Tel: 01636 650000

TENURE

The premises are available For Sale Freehold with vacant possession at a price of Offers in the Region of £330,000.

COSTS

Each party to be responsible for their own legal & professional fees incurred in any transaction.

VAT

The sale of this property is not subject to VAT.

ENERGY PERFORMANCE

The property is EPC exempt (Listed Building)

VIEWING & FURTHER DETAILS

For further details or, to arrange a viewing which is **strictly by appointment only**, please contact:

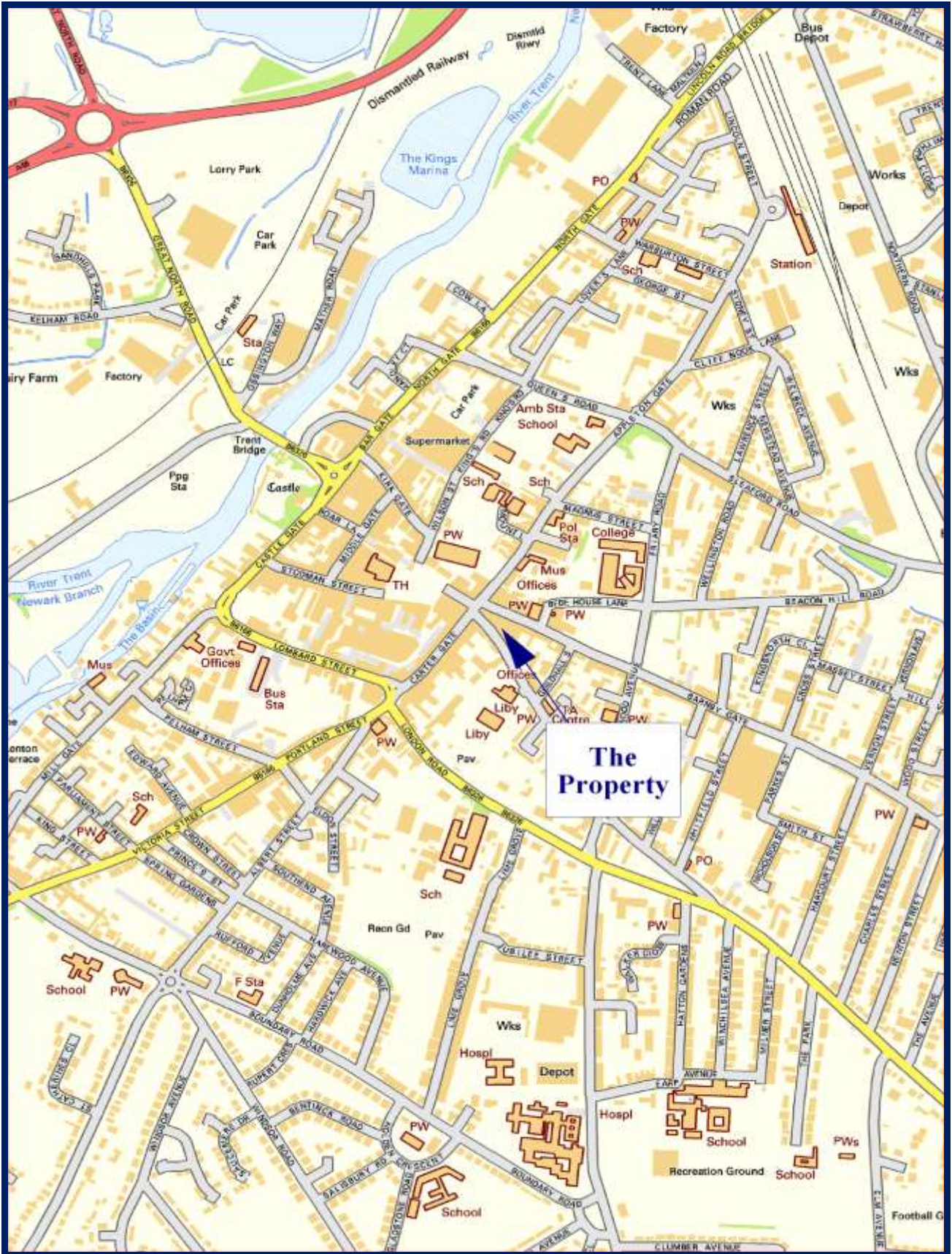
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General View of Retail Accommodation

9-11 BALDERTONGATE, NEWARK, NOTTINGHAMSHIRE, NG24 1UE



Location Plan (for information only)



Retail Space



Bathroom



Treatment Room 1



Double Bedroom



High quality fitted kitchen



Living Room