

Investment + Investment + Investment + Investment +

## CAR PARK & SECURE COMPOUND INVESTMENT FOR SALE



### NORTHERN ROAD, NEWARK NG24 2ET

- Car Park & adjacent Secure fenced compound investment with future development potential (subject to planning)
- Excellent access to A1/A47/A17 & train station
- 1.96 acres (0.793 hectares) approx.
- Car Park set out to provide 155 spaces (1.54 acres approx.)  
Let to National Car Parks Ltd
- Compound (0.421 acres approx.) Let to JCT 600 (Properties) Ltd



**01636 610906**



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

## LOCATION

The property is situated on the towns established and popular Northern Road Industrial Estate between Northern Road and the main East Coast railway line. The site is conveniently located less than a mile from the junction of the A1, A46 & A17 and is close to Northgate train station.

Newark-on-Trent 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 45 minutes' drive.

## DESCRIPTION

The property comprises purpose-built car park & adjacent secure compound. The car park is tarmac surfaced and set out approximately 155 spaces. The compound is surfaced with compacted road planings. The site is enclosed by palisade fencing. The site(s) has the benefit of floodlighting and is discretely situated behind the units fronting Northern Road and the main East Coast railway line. Access to the NCP car park has a 2.1m height restrictor (access to the compound is via the car park). The site, which extends to approx. 1.95 acres (0.793 hectares) is shown, for identification purposes only, on the attached plan & aerial photograph.

N.B. All measurements taken from OS digital mapping and subject to on-site verification.

## TENURE

Freehold, subject to and with the benefit of, existing occupational leases as set below:

Car Park	Rent
Let to National Car Parks Ltd (CRN 00253240). 15-year term from 15.09.2016	£60,000 p.a.
Compound	
Let to JCT 600 (Properties) Ltd (CRN 02180529) 10-year term from 03.01.2018 with Tenant Option To Break 03.01.2023	£15,000 p.a.
<b>TOTAL (Rent Reserved)</b>	<b>£75,000 p.a.</b>

Copies of the occupational leases are available on request

## SERVICES

All mains services are understood to be available for connection. Interested parties should however make their own enquires as the availability, capacity & suitability of services for their intended purpose.

## VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate. This transaction may fall within the scope of the VAT TOGC rules, although interested parties should make their own enquiries in this regard.

## COSTS

Each party to be responsible for their legal and other costs incurred in respect of this transaction.

## PRICE

The property is offered for sale at a guide price of £550,000.

## AGENTS NOTE

Any rent arrears due from National Car Parks Ltd as at the date of completion of a sale will be reserved by the vendor.

## VIEWING

For further details relating to these premises or to arrange a viewing please contact the joint agents:

**Garry Wood**

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

**Tel: 01636 610906**

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

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

**OR**

**Robert Eaton**

**Eaton Commercial**

**MBP3, Meadowhall Business Park,  
Sheffield S9 2EQ**

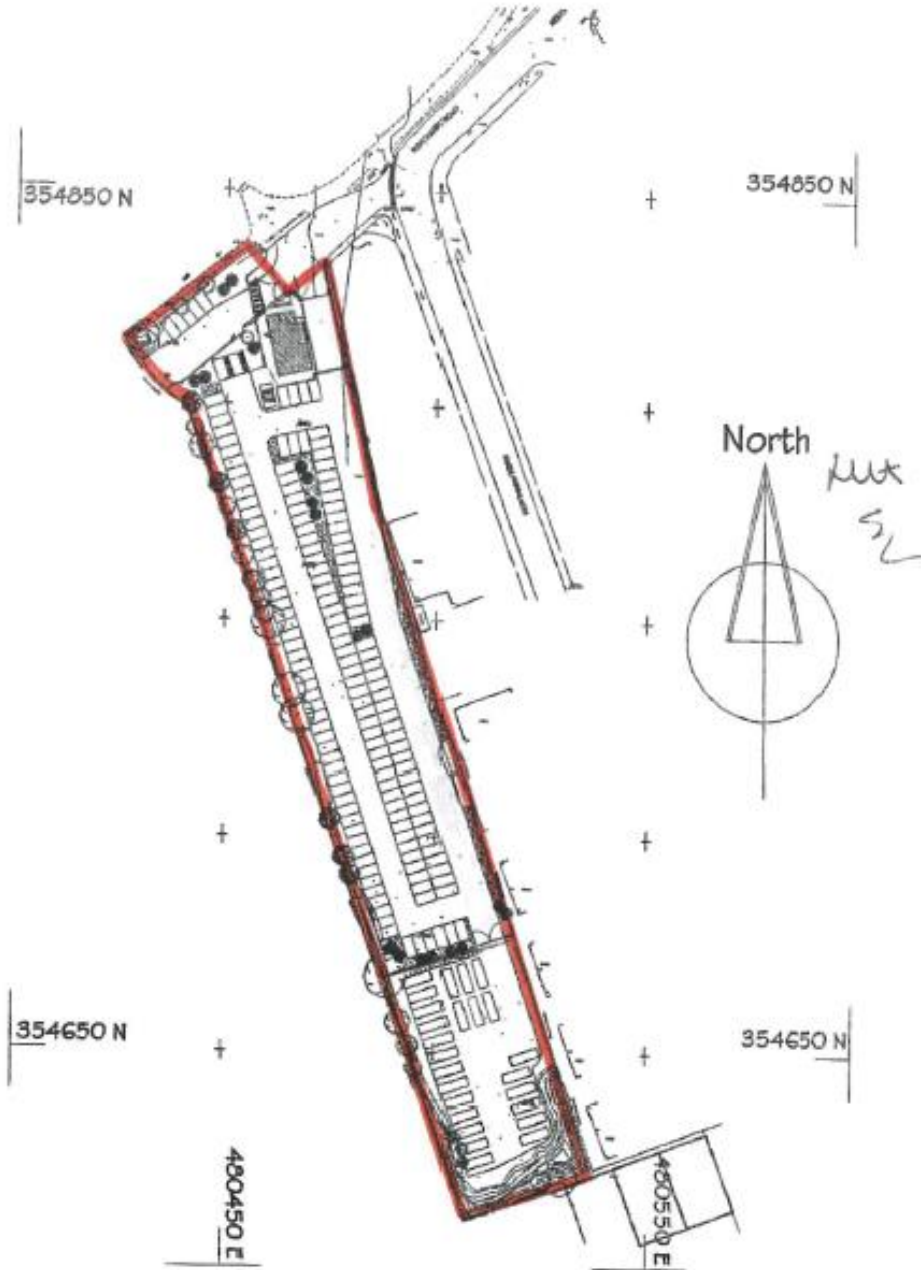
**Tel: 0114 349 1190**

**Email: [robert@eatoncommercial.com](mailto:robert@eatoncommercial.com)  
[tom@eatoncommercial.com](mailto:tom@eatoncommercial.com)**

**Web: [www.eatoncommercial.com](http://www.eatoncommercial.com)**

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Northern Road Newark  
NG24 2EU

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(Location plan not to scale and for identification purposes only)