



MORTON HOUSE, 12 APPLETONGATE, NEWARK NG24 1JY

- **Attractive Grade II listed property in town centre location overlooking Newark Parish Church and adjacent to the National Civil War Museum**
- **Period Office accommodation with self-contained annex**
- **Private car park to the rear**
- **Available as a whole or in parts (by negotiation)**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**

LOCATION

Morton House is situated at the heart of Newark town centre in an attractive & historic location adjacent to the National Civil War Museum with lovely views overlooking St Mary's Church.

Newark is an attractive and thriving market town well served with excellent road and rail links being situated at the junction of the A1/A46/A17 providing excellent access locally, regionally & nationally. The town also benefits from a high speed rail connection to London Kings Cross (1hr 15m approx.) the station is within walking distance. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

A Grade II Listed building, Morton House offers quality office accommodation with remote entry system & car parking. The property benefits from a large entrance hall with imposing staircase and good sized first floor landing which provide usable space which is not shown in the net floor areas set out below.

Description	ft ²	m ²
Ground Floor		
Office 1	208	19.32
Office 2	325	30.19
Kitchen/Staff Room	170	15.79
WC's	-	-
Basement	347	32.24
First Floor		
Office 1	208	19.32
Office 2	325	30.19
Office 3 (with ensuite office)	345	32.05
WC's	-	-
Second Floor		
Office 1 (with ensuite office)	345	32.05
Office 2	109	10.13
Office 3	167	15.51
WC's	-	-
Rear Annex		
Self-contained suite	427	39.67
TOTAL (NIA)	2,976	276.46

EXTERNALLY

To the rear is a private car park with shared vehicular access via Bede House Lane providing parking for up to 14 cars.

ENERGY PERFORMANCE

The property has an EPC Rating of E (111).

SERVICES

All mains services are currently connected. Heating is via gas boiler to radiators. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

BUSINESS RATES

Previously multi-occupied the property is subject to several separate rating assessments. Ingoing tenants may be eligible for small business rates relief. All enquiries regarding rates payable should be made directly to Newark & Sherwood District Council Business Rates Department – Tel: 01636 650000

TENURE

To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £29,950 p.a. + VAT for the whole, or in parts by negotiation.

COSTS

Each party to be responsible for their own costs incurred in the creation of a new lease(s).

VIEWING

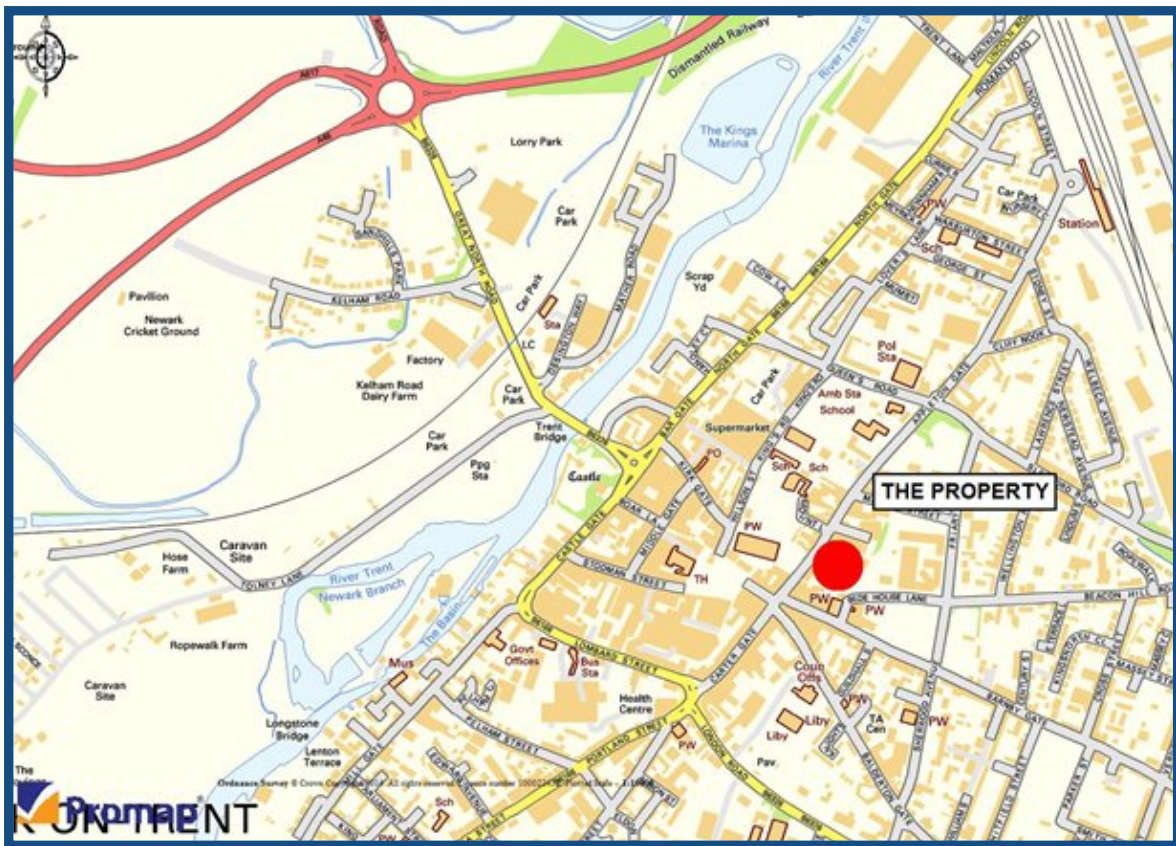
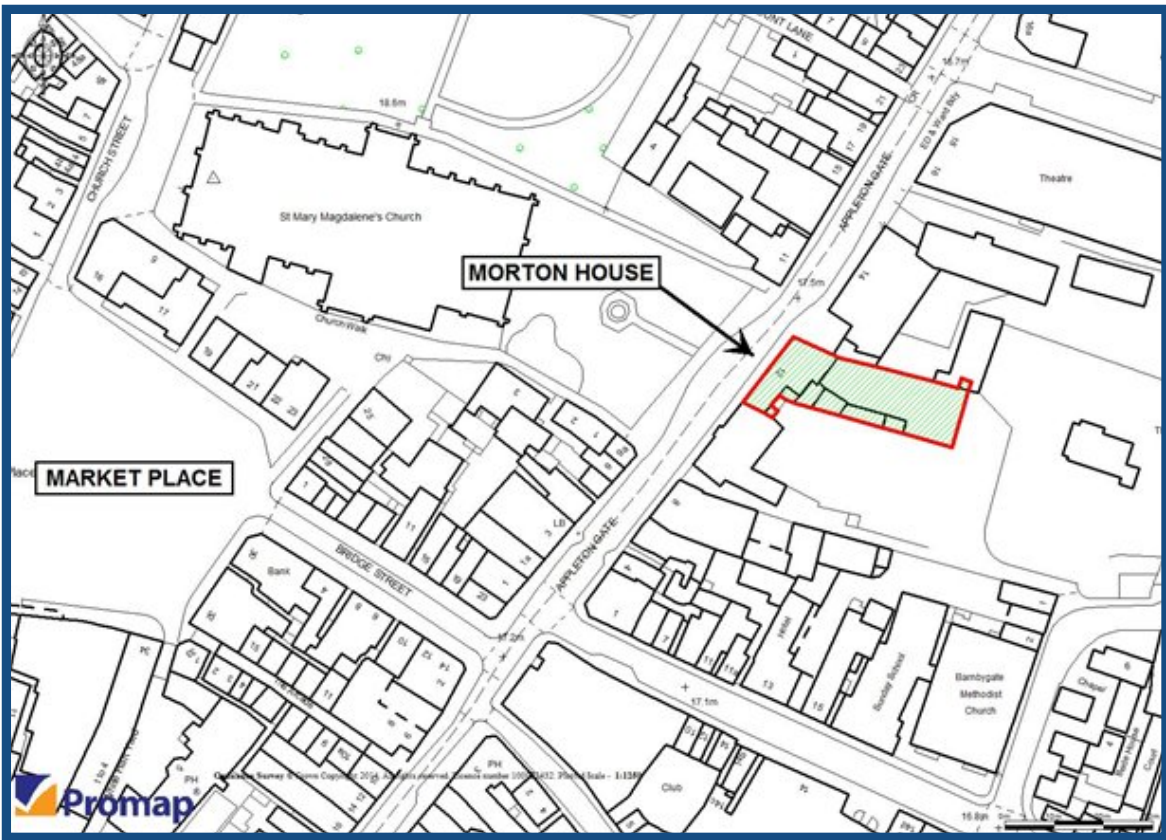
For further information or to arrange a viewing, contact:

Garry Wood MRICS

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Rear self-contained Annex



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