



WOOD MOORE & CO.



FOR SALE or TO LET - SUBSTANTIAL TOWN CENTRE RETAIL/OFFICE/CLINIC PREMISES
16 Castlegate, Newark NG24 1BG

- Landmark town centre premises in prominent & busy main road location
- Accommodation extending to 2760 ft² (256.4 m²)
- Close to the historic Market Place and retail core
- High quality accommodation on 3 floors plus basement with rear parking (2)
- Underfloor heating to ground & first floor accommodation
- Ideal for retail, office, clinic or consulting room uses

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

The premises are situated on Castlegate in a prominent town centre location on one of the principal routes linking the town with the A1/A46/A17 junction. The town centre amenities include the historic market place and water front areas, both of which are a few minutes walk from the property.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

A rare opportunity to acquire an attractive well modernised Grade II Listed property in a prominent trading location. The property was extensively refurbished when previously occupied as a health & beauty clinic and currently provides Ground & First floor retail space, upper floor office & storage space and exceptional basement. There is an enclosed garden area to the rear together with parking for 2 or 3 cars (depending on size). The accommodation provided extends to:

Description	ft ²	m ²
Ground Floor Sales	524	48.7
GF Storage + Basement	693	64.4
GF Ancillary	41	3.81
First floor sales	680	63.2
First floor office	251	23.33
First floor ancillary	44	4.06
Second floor storage	527	48.98
TOTAL (NIA)	2760	256.4

SERVICES

All mains are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to suitability & capacity of the services for their intended use.

ENERGY PERFORMANCE

An EPC has been commissioned and will be made available on request.

TENURE & PRICE

The property is offered For Sale freehold with vacant possession at **£395,000** or To Let on a new Full Repairing & Insuring lease at **£24,000 p.a.**

VAT

VAT is not payable in respect of a sale of this property.

BUSINESS RATES

The property has a Rateable Value of £13,500. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

COSTS

Each party to be responsible for their own legal & other costs incurred in the sale of this property.

VIEWING

For further information including floor plans or to arrange a viewing, please contact:

Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS
E: enquiries@woodmoore.co.uk
T: 01636 610906



Internal View of Ground Floor Sales Area



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