



WOOD MOORE & CO.



Top Lock Studio, Navigation Yard, Newark NG24 4TN

- Freehold Investment property with long established professional tenant
- High quality, well maintained & modernised offices in attractive riverside conservation area with views over the waterfront and castle.
- Accommodation over 2 floors extending to 1,218 ft² (113.22 m²) NIA
- On site parking spaces (4).
- Significant potential for early rental growth
- FOR SALE - offers in excess £225,000 (no VAT)

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



LOCATION

Within walking distance to the town centre, Navigation Yard forms part of the attractive Millgate Conservation Area which has benefited from much redevelopment in recent years and now consists of a pleasant mix of business, residential and leisure uses.

Newark is an historic and thriving market town with a resident population in the order of 37,000 and a district population of around 115,000. The town is served with excellent communication links being situated at the A1, A46 & A17 trunk roads and with rail services via the East Coast main line to London and local services to the surrounding larger centres of Lincoln and Nottingham which are approximately 15 & 19 miles away respectively.

DESCRIPTION

The accommodation consists of:

Description	ft ²	m ²
Ground Floor		
Office	349	32.48
WC's	-	-
First Floor		
Office	869	80.74
TOTAL (NIA)	1,218	113.22

EXTERNALLY

Parking: There are 3 spaces located to the rear of the property and a further single space to in front of the offices. NB a right of way exists under the archway and across the rear yard in favour the adjacent property (title No. NT211579)

SERVICES

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

ENERGY PERFORMANCE

The property has an EPC rating of C (74).

BUSINESS RATES

The business has a rateable value of £7,800. Occupiers may be eligible for small business rate relief – for further information, contact NSDC on 01636 650000.

TENURE

Freehold. The property has been occupied since 2005 by architects, Guy St John Taylor Associates Ltd (CRN 02101893) who are currently holding over on a lease dated 02.10.2015 (the contractual term expired 31.03.2021). The current rent passing is £11,000 p.a.

PRICE

Offers In Excess of **£225,000**

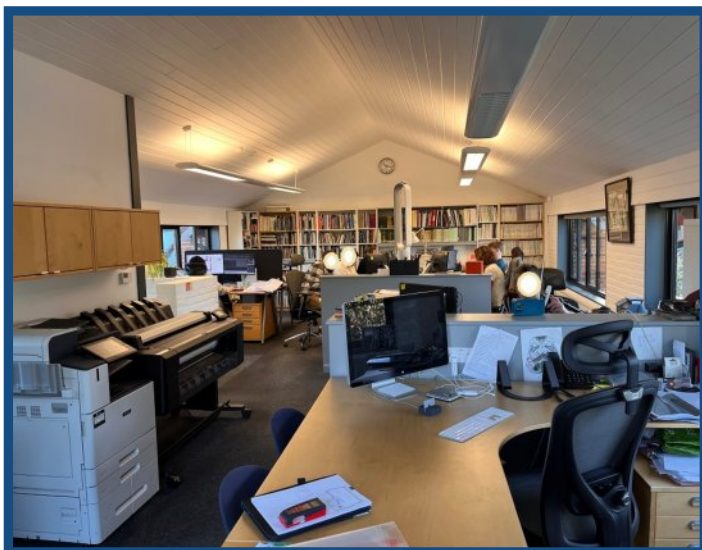
COSTS

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

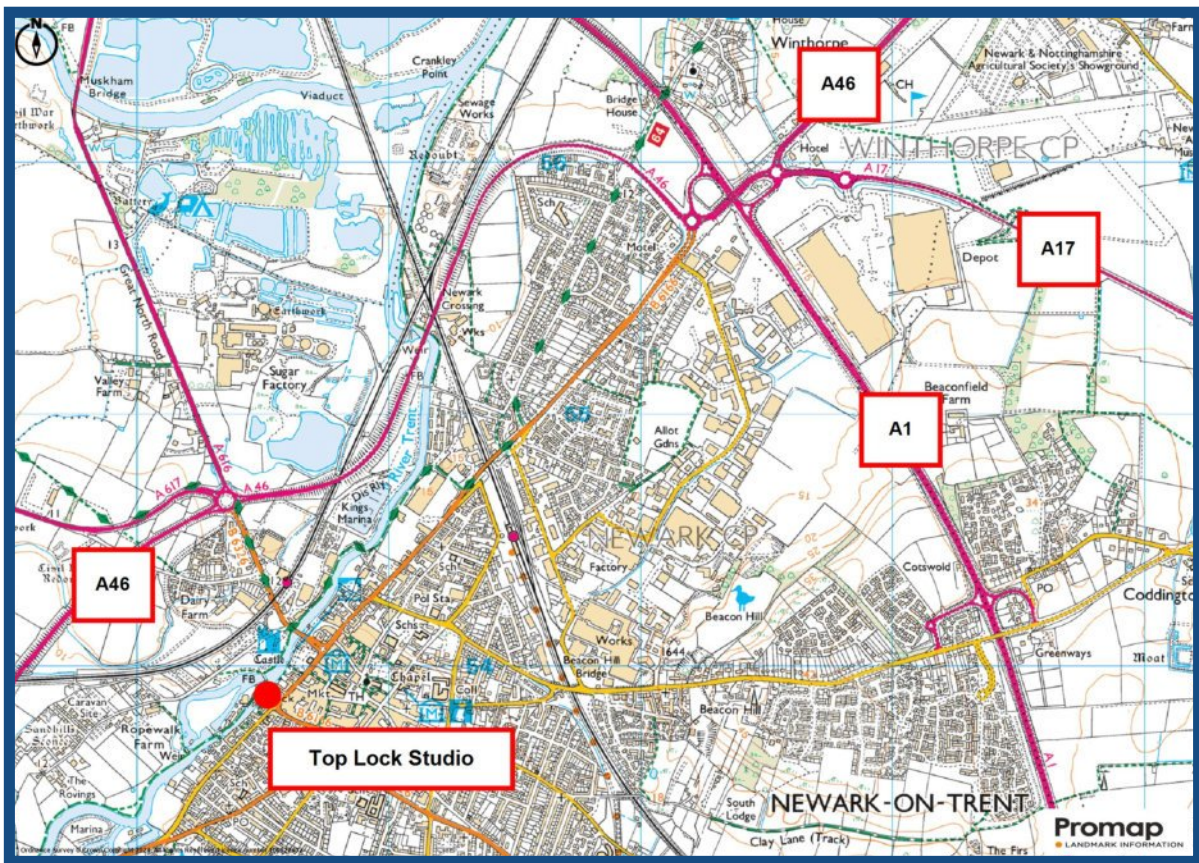
VIEWING

For further information including plans & drawings, or to arrange a viewing, **which is strictly by appointment only**, please contact:

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



Internal View of Main Office/Studio



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