



# WOOD MOORE & CO.



## FOR SALE - PROMINENT TOWN CENTRE BUILDING 23B LONDON ROAD, NEWARK NG24 1TN

- **Unique potential development/investment opportunity**
- **Former retail premises & public conveniences**
- **Prominent town centre location**
- **1,054 ft<sup>2</sup> (90.0 m<sup>2</sup>) 193 ft<sup>2</sup> (18.0 m<sup>2</sup>) retail, plus forecourt area.**
- **Close to the historic Market Place and retail core**
- **Ideal for variety of uses (planning permission for change of use granted)**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
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## LOCATION

The property is situated in a highly prominent location between the entrance to the London Road car park and the ASDA service station and is within easy distance of all the local facilities and amenities the town centre provides. The property is shown, for identification purposes only, on the plan below.

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 single-storey brick & slate building originally constructed as a public conveniences with retail/takeaway unit to the front. The property has prominent return frontage and forecourt area providing potential for display or parking. The accommodation provided extends to:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
<b>Public Conveniences</b>	861	80.0
<b>Retail</b>	193	18.0
<b>TOTAL (GIA)</b>	1,054	98.0

## SERVICES

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

## ENERGY PERFORMANCE

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

## BUSINESS RATES

The property is subject to 2 separate assessments.

Public Conveniences - Rateable Value £7,400

Shop & Premises - Rateable Value £5,200.

## PLANNING

Permission for Change of use to Class E (commercial) including alterations to internal layout and elevations (has been granted in accordance with application Ref 23/02119/FUL. Full details of the application can be viewed via this link <https://publicaccess.newark-sherwooddc.gov.uk/online->

## METHOD OF SALE

The property is offered for sale by private treaty although in the event of multiple offers being received, it is anticipated that the marketing of this property will be concluded by way of an informal tender process.

## TENURE/PRICE

Freehold. Guide Price: offers in excess of £125,000

## VAT

VAT is payable in respect of a sale of this property.

## COSTS

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

## VIEWING

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

Garry Wood MRICS

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General External View of Property

**Our Ref: CS1755.GAW**



