

## Land & Buildings to the East Side of Bowbridge Road Newark Nottingham NG24 4EQ

Workshop Premises & Yard FOR SALE via Auction





### Key Features:

- Freehold (NT391129) For Sale via Auction
- Modern Method Of Auction T & C's Apply
- Buyers Fees apply and Reservation Fee Payable
- Workshop/warehousing with trade counter
- Parking and yard area
- Popular employment area off Bowbridge Road
- Secure barrier access to the estate
- EPC TBC
- See viewing/auction dates

### **Start** Bid - £64,950 subject to reserve

# Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Summary of Costs incurred to a buyer

Auction Pack Costs + Reservation Fee + Purchase Price



HM Land Registry Current title plan

#### Title number NT391129 Ordnance Survey map reference SK8052SW Scale 1:1250 Administrative area Nottinghamshire : Newark and Sherwood



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## Description

The Property comprises a industrial/warehouse premises situated in a good accessible location with trade-counter and yard area/off road parking directly adjacent.

The unit benefits from a trade-counter area/office, storage rooms, WC and two main workshops with vehicular access doors under a lean-to style roof. The accommodation offers versatile accommodation suitable for a variety of different uses.

### Location

The property is situated on established cul-de-sac industrial estate off Bowbridge Road, which is ideally positioned with easy access to both Newark Town Centre and the A1/wider road network.

Newark-on-Trent is a market town in the Newark and Sherwood district in Nottinghamshire. It sits on the River Trent, and with the A1 road bypassing the town.

## Accommodation Schedule

Description	Size (sqft)	Size (sqm)
Trade-Counter	264	24.5
Workshop Areas	2,015	187.2
External Store	124	11.5
Overall GIA	2,403	223.2







# Further Information

#### THE SITE

The site is accessed via a barrier that is operated on a first in/last out basis; we are not aware of any service charge provisions being in place for any communal areas.

#### SERVICES

Mains electric (inc 3 Phase), drainage and water are connected to the Property.

**RATEABLE VALUE** The buyer will be responsible for the business rates.

**EPC** We are waiting confirmation.

**TENURE** The freehold interest is for sale via the Modern Method of Auction.

**VAT** We understand that VAT is not applicable.

VIEWING INFORMATION Block Viewings will take place on:

25th July 2025 @ 9am – 10:30am 1st August 2025 @ 9am – 10:30am 6th August 2025 @ 9am – 10:30am

All viewers are required to formally register with the agents prior to the viewing.

#### TIMELINE

Note, the end date may change subject to the auction pack being made available.





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