



Balderton Gate, Newark, Notts, NG24 1UE

£3,500 Per annum

Lock up Shop with planning consent for A2 purposes

Sales area of 18.11 sq.s. (195 sq.ft.)

Prominent Position

Close to London Road car park, Cartergate, Bridge Street and the Market Place

Ideal for a wide variety of retail or A2 uses.

LOCATION

The property is located on the north side of Balderton Gate, a short distance from its junction with Cartergate and Bridge Street and the Market Place.

Newark is a large market town with a population in excess of 36,000. It has excellent facilities including gift shops, schools and regular bus and train services to Nottingham and Lincoln which are approximately 20 and 15 miles away respectively. The property has good road access to the A1 which is approximately 2 miles to the east.

DESCRIPTION

The subject property comprises a rendered brick and flat roofed Sales Shop. It has been partitioned to form a sales area and office, together with a lobby and kitchen and a separate WC. The property occupies a prominent position on the north side of Balderton Gate. It is next to Blanco Brownes, Home Inspirations opposite Rich Furnishings. A short distance from Boyes supermarket and close to Pratt & Gelsthorpe Peugeot dealership. Close to the London Road car park which also serves the cinema.

ACCOMMODATION

The accommodation consists of the following:

RECESSED ENTRANCE TO SALES SHOP 11" X 9'10" (.27 X 3)

The rear width reduces to 2.42 m. With large sales display window with hanging display panels. Fitted counter, a desk. Meter cupboard and heater.

Partition to

REAR OFFICE 6'10" X 7'11" (2.09 X 2.42)

With burglar alarm.

Door to:

LOBBY/REAR KITCHEN 8'7" X 3'3" (2.61 X 0.98)

With inset sink unit. C&H water heater. Double wall cupboard and shelf, Door to WC with low level WC.

LEASE

The premises are available by way of a new lease on a full repairing & insuring lease. The length of lease is negotiable.

RENTAL

£3500 per annum,

PLANNING

The property was originally a sales shop which is A1, but planning consent was granted some years ago to convert the use to A2. It is therefore suitable for retailing or financial services/estates agents etc.

AUTHORITY

Newark and Sherwood District Council.

RATES

From our inspection of the Rating List on the internet, the property has a rateable value of £3,100. The property therefore should qualify for exemption for rates, under the Small Business Rate Relief Scheme.

FLOOR PLANS**DISCLAIMER**

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