

# Retail Showroom Investment Available For Sale Freehold High Profile Location with First Floor Vacant Offices

Central Buildings | Middle Gate | Newark | Nottinghamshire | NG24 1AG



Retail Showroom with Walk-Thru to Castle Gate and First Floor Offices  
Open Plan Retail Accommodation Extending to 929sqm, 10,555sqft  
Currently Let to YTC on a Lease Expiring January 2022  
First Floor Vacant Offices Extending to 83.1sqm, 895sqft net, ERV £7,200 pa

Available For Sale Freehold  
£895,000 plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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### Location...

The historic market town of Newark stands on the River Trent and has a retail catchment population estimated to be around 121,000 residents.

The town has a higher than average demographic profile indicating older more affluent residents.

The town is a sub-regional shopping centre enjoying good transport links with Northgate Railway Station, approximately 500m to the north of Castle Gate. Nottingham is 20 miles to the south-west, Lincoln approximately 25 miles to the north-east. The A1 runs alongside the eastern edge of the town and the A46 dual carriageway passes the town to the north connecting Lincoln with Leicester.

The property is located in the historic town centre and prime retail area enjoying excellent footfall levels on Middle Gate and high traffic flows on Castle Gate.

Middle Gate is the primary shopping zone linking Kirk Gate, a prime retail area of Stodman Street to the south into the market place. The area is a protected retail environment with nearby retailers including Savers, the Buttermarket, Roman, Boots Pharmacy, Fat Face, White Stuff, Dorothy Perkins, Phase Eight, Superdrug and other high street brands.

### Accommodation...

Comprising a retail unit with internal window frontage of 7.9m, 26ft approximately with a maximum shop depth 13.7m, 45ft approximately, 929sqm, 10,555sqft.

A ground floor entrance from Middle Gate leads to a stairway to the first floor offices where there is a central hall.

Main Office.....5.9m x 5.5m, 32.3sqm  
Having double height space with mirrored partition through to  
Office No 2.....3.3m x 5.5m, 8.4sqm  
Room No 3/Post Room...2.4m x 3.5m, 8.5sqm and 3.1m x 2.4m, 7.7sqm  
Store.....2.2sqm  
Break Out Room.....3.3m x 2.5m, 8.4sqm  
Kitchen.....2.5m x 3.1m, 7.8sqm  
Having a modern range of kitchen units.

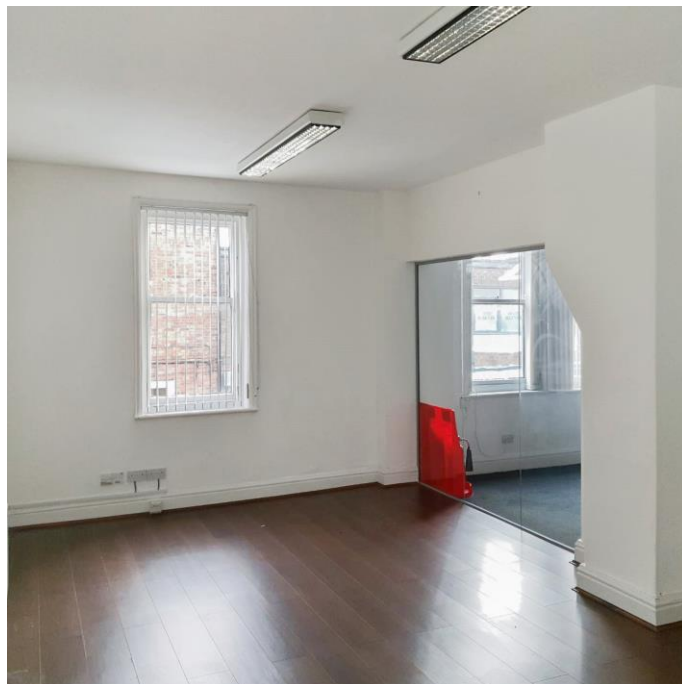
### Tenure...

The property is available by way of a Freehold sale. The retail unit is currently let to YTC until January 2022 on FRI Terms at a passing rent of £35,000 per annum plus VAT.

The first floor offices are currently available to let at £7,200 per annum plus VAT.

### Outgoings...

Each unit has individual metered supplies. Central Buildings have a Rateable Value of £72,500. The first floor offices have a Rateable Value of £4,000.



### EPC...

The property has an Energy Performance Asset Rating D77.

### Viewing...

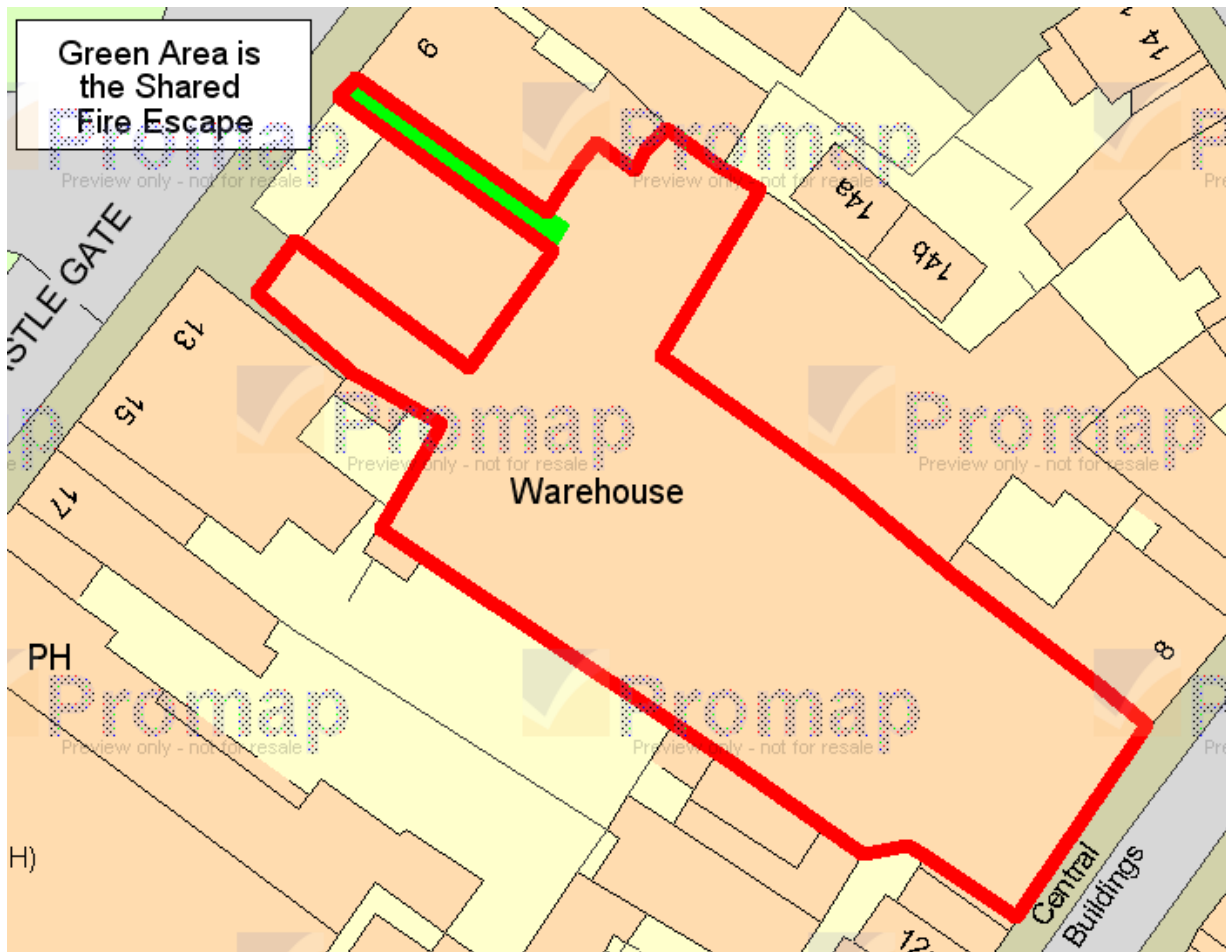
Viewing is strictly by appointment through the Agent.

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