



77 William Street

Newark, NG24 1QU

**Newark mixed commercial &
residential investment opportunity -
£695,000 + VAT**

7,437 to 15,766 sq ft
(690.92 to 1,464.71 sq m)

- 11-bedroom HMO property for sale in Newark
- Residential & Commercial income £87,120 gross
- Current Landlord costs circa £25 - £26k per annum. Net Income Circa £61 - £62k per annum.
- Ground floor commercial unit let to 2 tenants

Summary

Available Size	7,437 to 15,766 sq ft
Price	Offers from £695,000 Plus Vat
Rateable Value	£19,000
Car Parking	2 to 3 spaces available which are allocated to the commercial space.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

Set within a converted former brewery, the building is over 2 floors under a pitched roof. The accommodation has been fully renovated over the last 3 years and offers 11 bedrooms with dedicated en-suite/bathroom with shared kitchen facilities. Security gates to the front leading to the enclosed courtyard and giving access to the remaining brewery space which occupies the lower ground and ground floor space in part of the building.

Location

Newark is a thriving market town located at the junction of the A1, A46 and A17, approximately 20 miles Northeast of Nottingham and 14 miles South of Lincoln. It has rapid rail services to London, being on the main East coastline and regional services from both of its two Railway stations.

Accommodation

First floor flat 1, comprising: - 4 bedrooms, open plan living room, large kitchen diner - 3 bedrooms are en suite with the 4th bedroom having an exclusive bathroom across the hall, this flat has several large storage areas. First floor bedrooms, comprising 4 en suite bedrooms with shared ground floor kitchen. Ground floor bedrooms - comprising 3 en suite bedrooms with shared kitchen. Brewery space - roller shutter door - offers medium term potential for further residential conversion.

Name	sq ft	sq m	Availability
Lower Ground - & Ground floor store	8,329	773.79	Available
Building - Detached House	7,437	690.92	Available
Total	15,766	1,464.71	

Viewings

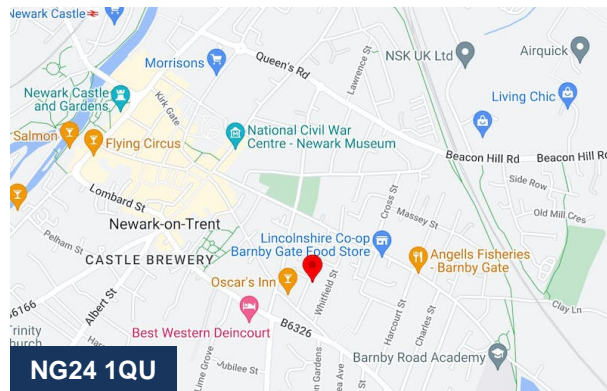
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

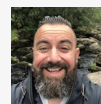
We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

Parking

Car parking within the courtyard for 2/3 cars, this space is typically used by the brewery and residential tenants are not offered any exclusive parking spaces.



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com