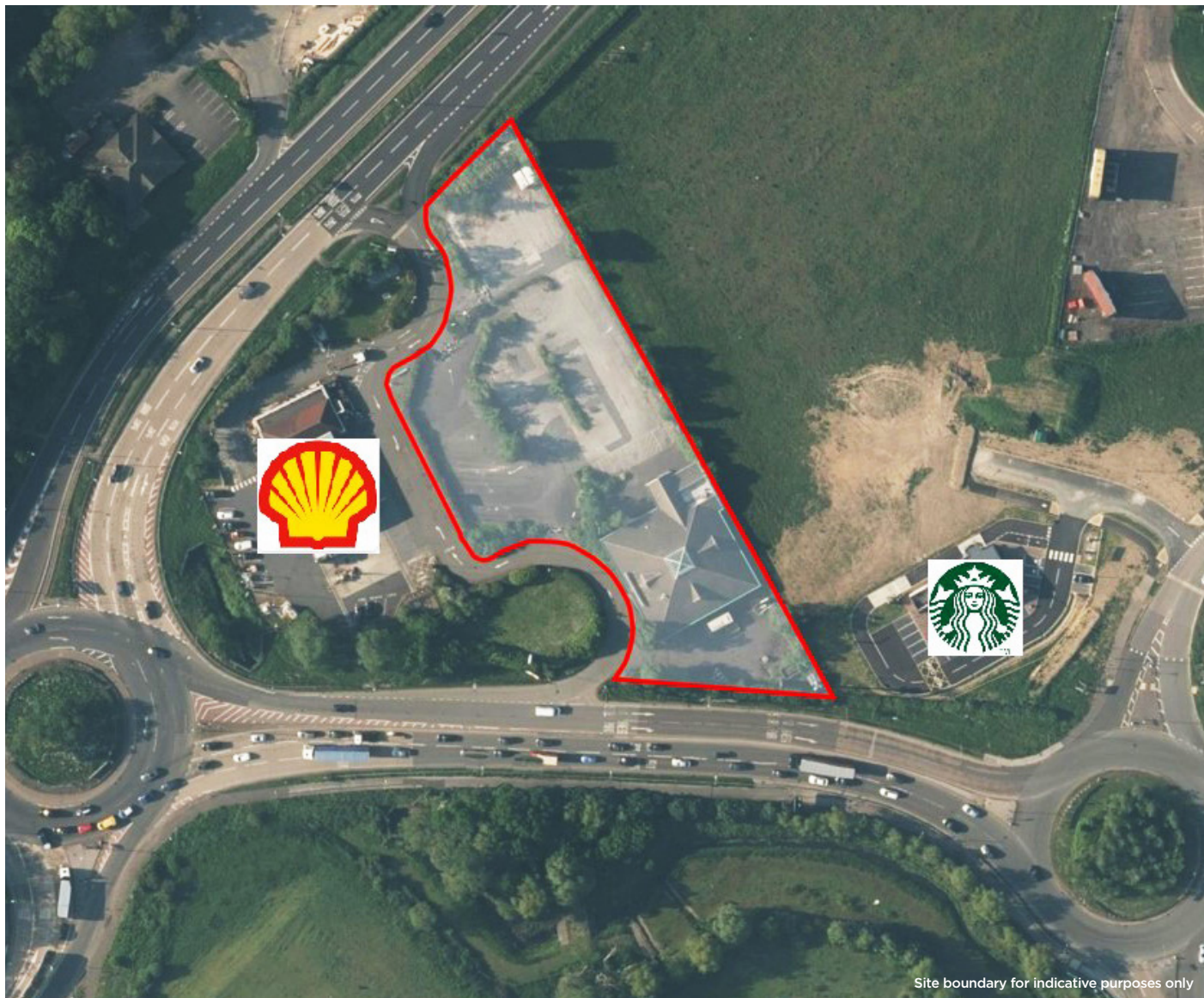


FOR SALE RARE DRIVE-THRU OPPORTUNITY

THE FORMER FRIENDLY FARMER

A17 / A1 / A46 Roundabout, Lincoln Road, Winthorpe, NG24 2NY



Key Highlights

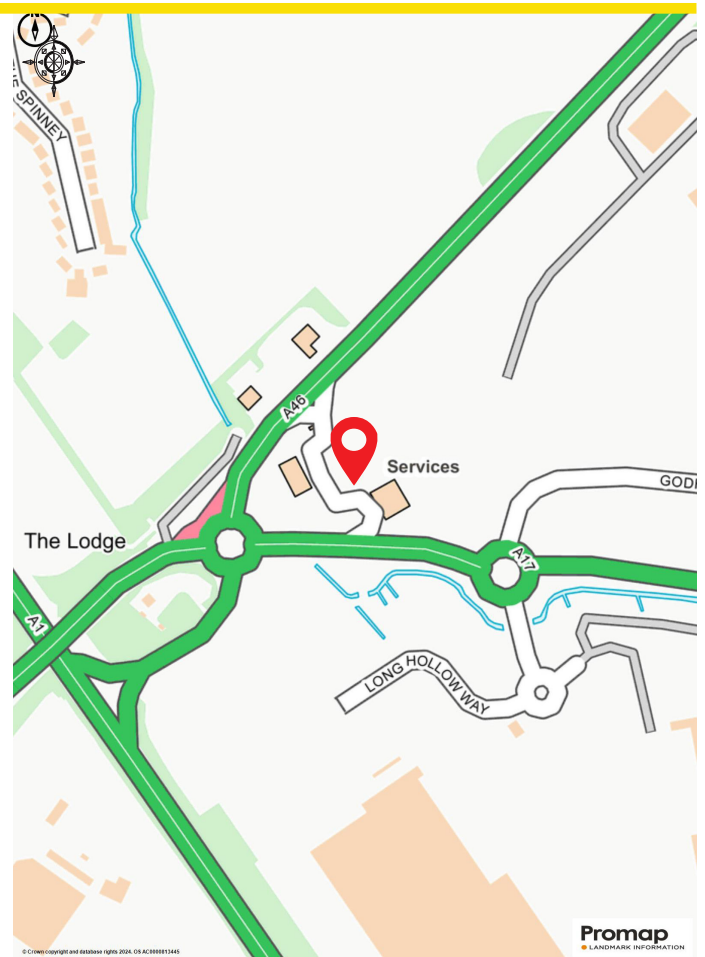
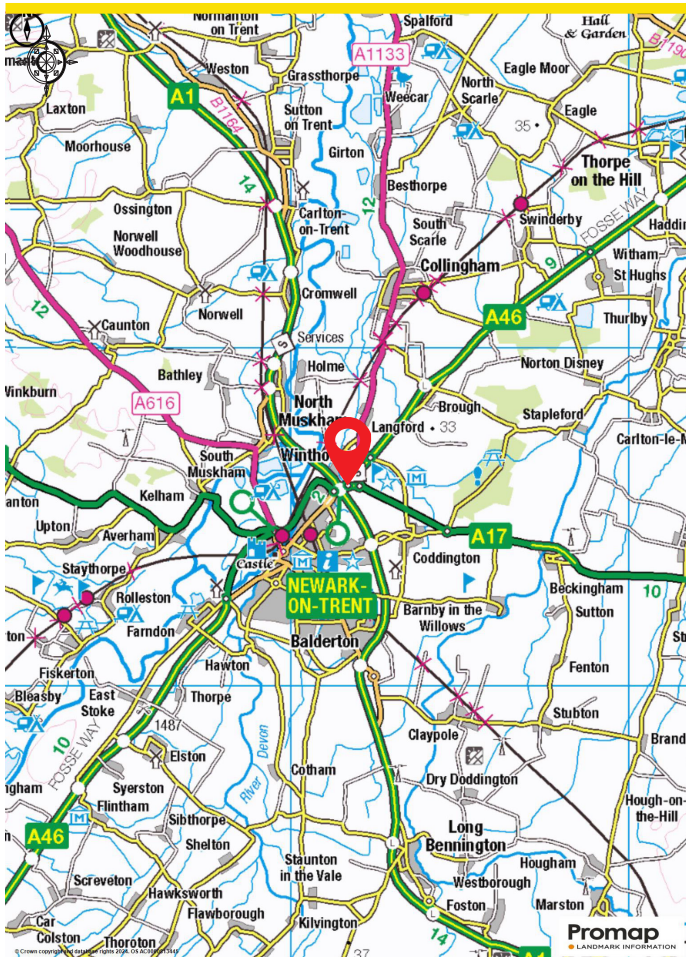
- Strategically situated betwixt Shell / Little Waitrose Winthorpe Service Station and Starbucks
- Existing former restaurant and farm shop
- Direct access to the A17 and A46 at the intersection to the A1
- Offers in excess of £650,000

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Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

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Location

The property is situated in the Nottinghamshire market town of Newark which lies almost equal distance (20 miles) between Nottingham (to the south west) and Lincoln (to the north east), with Mansfield being a similar distance to the west.

Newark town centre, A46 by pass and the A1 are within close proximity and there are excellent direct rail links into London Kings Cross with a travel time of approximately 1 hour 20 minutes.

Situation

The property occupies an unrivalled position betwixt the Shell / Little Waitrose Service Station and Starbucks at the intersection of the A1 / A46 / A17.

Description

The property comprises a former restaurant and farm shop originally occupied by 'The Friendly Farmer' comprising a single storey framed building with insulated blockwork infill walls and decorative brick facing under a hipped tile covered roof and incorporating glazed elevations.

Externally, the property benefits from an extensive parking area with perimeter soft landscaping and access to the adjoining integral service road connecting with the A46 to the north and A17 to the south.

Internally, the property incorporates the previous occupier's fitout and is configured to provide the main restaurant area, retail sales and staff welfare facilities.

Accommodation

The property has been measured on a net internal basis. All figures are provided for guidance purposes only.

Total NIA

6,165 sq ft

Site Area

1.695 acres

Services

The property is fully serviced with electricity, water and gas.

Tenure

The property is available on a freehold basis with vacant possession.

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Price

Offers in excess of £650,000, exclusive.

EPC

C60

Rateable Value

The property is currently not assessed.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Viewing and Further Information

Strictly by prior appointment only with the Sole Agent, Savills.

Contact

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