



36 & 36A Kirk Gate, Newark, NG24 1AB

£235,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Retail 92.6 sq.m (997 sq.ft)
- Centrally Heated Two Bedroomed Flat on Two Floors
- Attractive 18th Century Grade II Listed Town Property
- Flat Offered Subject to Existing Assured Shorthold Tenancy
- EPC TBC
- Self-contained First & Second Floor Flat
- Prominent Double Fronted Display Windows
- Enclosed Rear Yard and Bin Storage
- Shop Offered with Vacant Possession

A mid 18th Century Grade II listed town property with a vacant ground floor sales shop and self-contained first floor flat extending to second floor bedroom accommodation, let on a shorthold tenancy. The shop has a double frontage with display windows and fascia. Access to the rear yard, and a metal staircase to the flat, is via a separate panelled door on the street frontage.

The property is situated within the Town Centre area, close to St Mary's Church, on a busy thoroughfare between Middle Gate, Kirk Gate and Newark Market Place.

The shop provides sales area, 75 sq.m (807 sq.ft) with kitchen, cloakroom, stores, a back office providing a further 17.6 sq.m (190 sq.ft approximately) and basement storage accommodation.

The flat provides first floor entrance hall, separate WC, kitchen and lounge. A wide and easy staircase continues to the second floor landing with two double sized bedrooms and a large bathroom.

Newark-on-Trent is a thriving market town with a good range of facilities and amenities including national and local retailers, supermarkets, banks, a fine Georgian Market Place, restaurants, bars and cafes. The immediate surrounding area is a mixed use location with small retailers and the popular Old Post Office public house. The Violin School, just opposite, and St Mary's Parish Church are situated on the Kirk Gate/Market Place junction.

Newark-on-Trent is a sizeable market town with a residential population of 29,748 approximately, together with a catchment area providing a further 113,000 population. The town is placed centrally in the UK and well located for access to the A1 and A46 trunk roads. Newark-on-Trent is on the main East Coast railway line with services to London and Edinburgh. Journey times between Newark North Gate and London's King's Cross are just over 75 minutes.

GROUND FLOOR

FRONT SALES AREA

24'9 (frontage) x 17' (depth)

With double display windows, Myson central heating radiators, gas fired central heating boiler

MIDDLE SALES AREA

21'6 x 18' (6.55m x 5.49m)

With fluorescent lighting.

REAR SALES AREA

14'8 x 9'4 (4.47m x 2.84m)

With fluorescent lighting.

KITCHEN

9'10 x 3'10 (3.00m x 1.17m)

CLOAK ROOM

With wash basin and separate WC.

Corridor with fire exit to the rear yard.

STORE ROOM

10'8 x 5'11 (3.25m x 1.80m)

With fluorescent lighting.

BACK OFFICE

9'7 x 9'3 (2.92m x 2.82m)

With double panel radiator and external door.

BASEMENT

22' x 21' (6.71m x 6.40m)

(measured overall).

Central heating radiator, panelled ceiling, brick floor.

Gross internal area 105 sq.m (1130 sq.ft approximately).

36A KIRK GATE (FIRST & SECOND FLOOR FLAT)

FIRST FLOOR

An external steel staircase leads to the first floor self-contained flat.

ENTRANCE HALL

With double panel radiator and curious inward bow window.

SEPARATE WC

With low suite WC, basin, radiator and extractor.

KITCHEN

16'1 x 15'7 (4.90m x 4.75m)

Fitted wall units, base units and working surfaces incorporating a stainless steel sink unit.

Integrated gas hob and electric oven. Radiator and two Box Sash windows.

LOUNGE

23'6 x 15'9 (7.16m x 4.80m)

With two front Box Sash windows, two double panel radiators, cupboard containing the gas combination central heating boiler.

SECOND FLOOR

A winding staircase to the second floor with Dormer window.

BEDROOM ONE

15'6 x 13'3 (4.72m x 4.04m)

With Dormer window and double panel radiator.

BEDROOM TWO

15'6 x 15'5 (4.72m x 4.70m)

With Dormer window, radiator and exposed roof timbers.

BATHROOM

13'8 x 11'8 (4.17m x 3.56m)

With bath, shower attachment, basin, low suite WC. Airing cupboard containing the hot water cylinder.

OUTSIDE

Yorkstone paved yard, passage wall and door.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold. The shop is offered with vacant possession.

The flat is currently let on an assured Shorthold Tenancy Agreement dated 26 September 2012 for a term of six months. The tenants are 'holding over' under the terms of the Assured Shorthold Tenancy Agreement. The current rent is £425 per calendar month exclusive. A copy of the Agreement is available on request.

TOWN & COUNTRY PLANNING

The property is within the Newark Conservation Area and a Grade II listed building.

RATEABLE VALUE

The current rateable value of the shop (1st April 2023 to present) is £12,250.

COUNCIL TAX (36A KIRK GATE)

The flat falls under Newark and Sherwood District Council Tax Band A.

POSSESSION

The property is offered with Vacant possession on the shop and subject to the Assured Shorthold Tenancy Agreement on the flat.

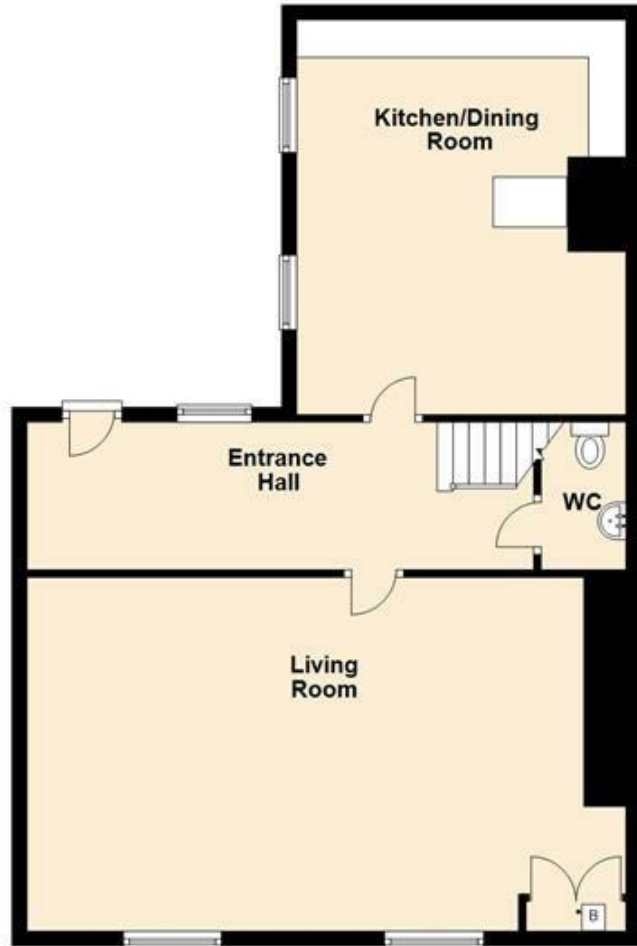
VIEWING

Strictly by appointment with the selling agents.



Ground Floor

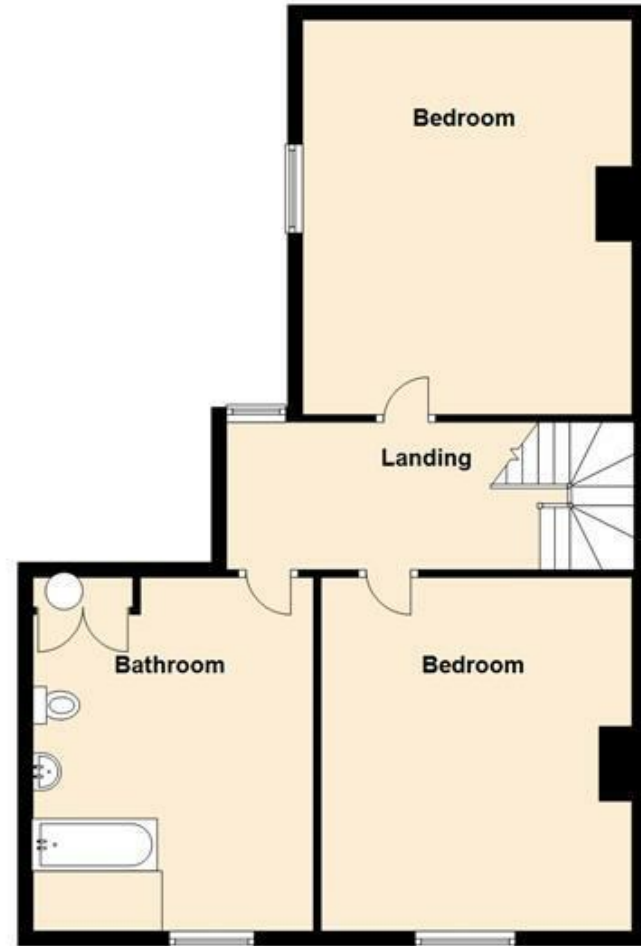
Approx. 78.5 sq. metres (845.2 sq. feet)



Total area: approx. 151.7 sq. metres (1632.5 sq. feet)

First Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



Osborne Stationers, 36 Kirk Gate, Newark, NG24 1AB



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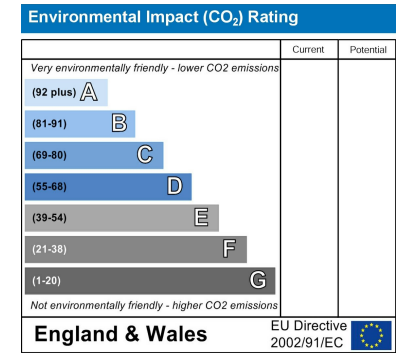
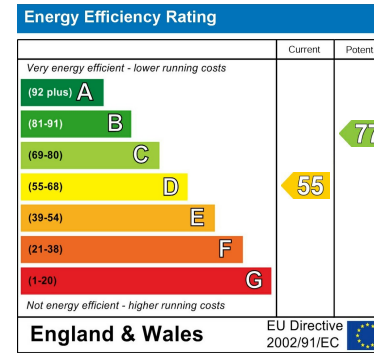
Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

The seller should not rely on them as statements of representation of fact, but must satisfy themselves by inspection of otherwise us to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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