



Retail Shop Premises, 15 Boar Lane, Newark,  
NG24 1AJ

**£125,000**  
Tel: 01636 611811

**RICHARD  
WATKINSON**  
**PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Retail Sales 310 Sq. Ft
- First/Second Floor Therapy Rooms 385 Sq. Ft
- High Retail Occupancy In The Vicinity
- Grade II Listed
- Busy Walk Through Between Car Parks & Town Centre
- Good Barrell Vaulted Cellar Storage
- Good Secondary Trading Location
- Business Goodwill Available If Required
- EPC Exempt

A freehold Grade II Listed three storey building comprising retail space and therapy rooms and basement storage. The property occupies a busy trading position on an important thoroughfare between the riverside car parks, Castle Gate and the prime trading area of Middle Gate, Newark.

The business goodwill trading as Hand-tiques, a business operated primarily as a bespoke nail bar and treatments with ancillary ladies fashion, handbags, jewellery etc, having a substantial turnover is available in the transaction if required.

The property would ideally suit niche trades including fashion, boutique, retail, jewellers, computer, telephone sales, sweets and chocolates, bread and cakes. The property has a street frontage entrance and display windows.

Newark has a growth point designation and the current economy is thriving. New house building is taking place in the Middlebeck and Fernwood areas. Trading in the town as a result is bucking the national trend. As a shopping centre Newark on Trent is an increasingly popular place to visit.

The town has a population of approximately 35,000 and an important catchment area of a further 115,000. There is a broad base of commerce and industry in the town. The business parks are well occupied and there is a very good level of employment and affluence locally.

The town has an historic background, parts of which are the Georgian Market Square, the 12th Century Castle and riverside areas. The A1 and A46 intersection provides important road links and the East Coast railway service provides services from Newark to London Kings Cross with journey times of just over 75 minutes.

The property is constructed with brick elevations under a pantile roof. There is a later extension with a flat mineralised felt roof. The following accommodation is provided:

## GROUND FLOOR

### SALES SHOP

12'9 Frontage x 10'7 Depth

Two front windows, electrically operated shutters, front door, stone floor and staircase to the first floor.

### REAR SALES

14'3 x 8'6 (4.34m x 2.59m)

Door to cellar, electric radiator.

### STAFF ROOM/OFFICE

9'2 x 6' (2.79m x 1.83m)

Average measurement with beamed ceiling and fluorescent light.

### BASEMENT

### CELLAR

12' x 11' (3.66m x 3.35m)

A barrel vaulted cellar with asphalt floor.

### FIRST FLOOR

### TOILET

With close coupled WC, wash basin and electric hot water heater.

### FRONT ROOM

12'5 x 11'2 (3.78m x 3.40m)

Two single glazed sash windows and staircase to the second floor. This room provides a pleasant environment for therapy or other uses.

### KITCHEN

11'11 x 8'8 (3.63m x 2.64m)

Overall measurements.

Sink units and single glazed window in the rear elevation.

### SECOND FLOOR

### OFFICE/CONSULTING ROOM

12'9 x 11' (3.89m x 3.35m)

Single glazed Dormer window, fluorescent lighting.

### AREAS

Ground Floor - 310 sq. ft

Basement - 130 sq. ft

First Floor - 245 sq. ft

Second Floor - 140 sq. ft

### SERVICES

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

### TENURE

The property is freehold.

**POSSESSION**

Vacant possession will be given on completion.

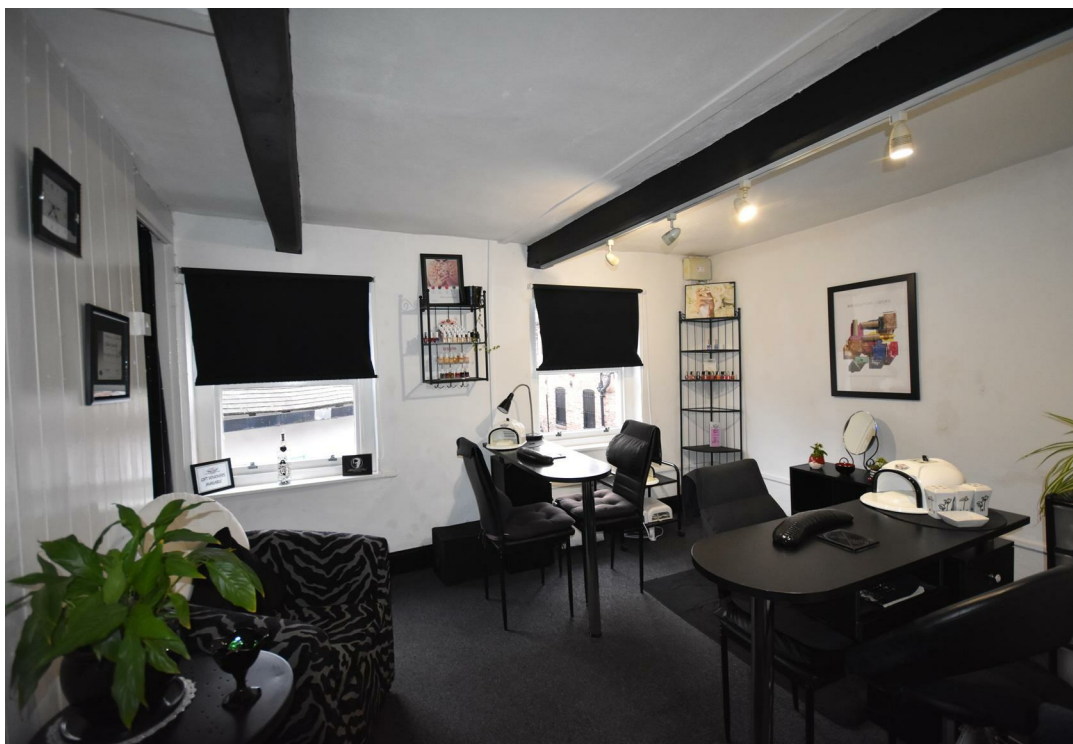
**VIEWING**

Strictly by appointment with the selling agents.



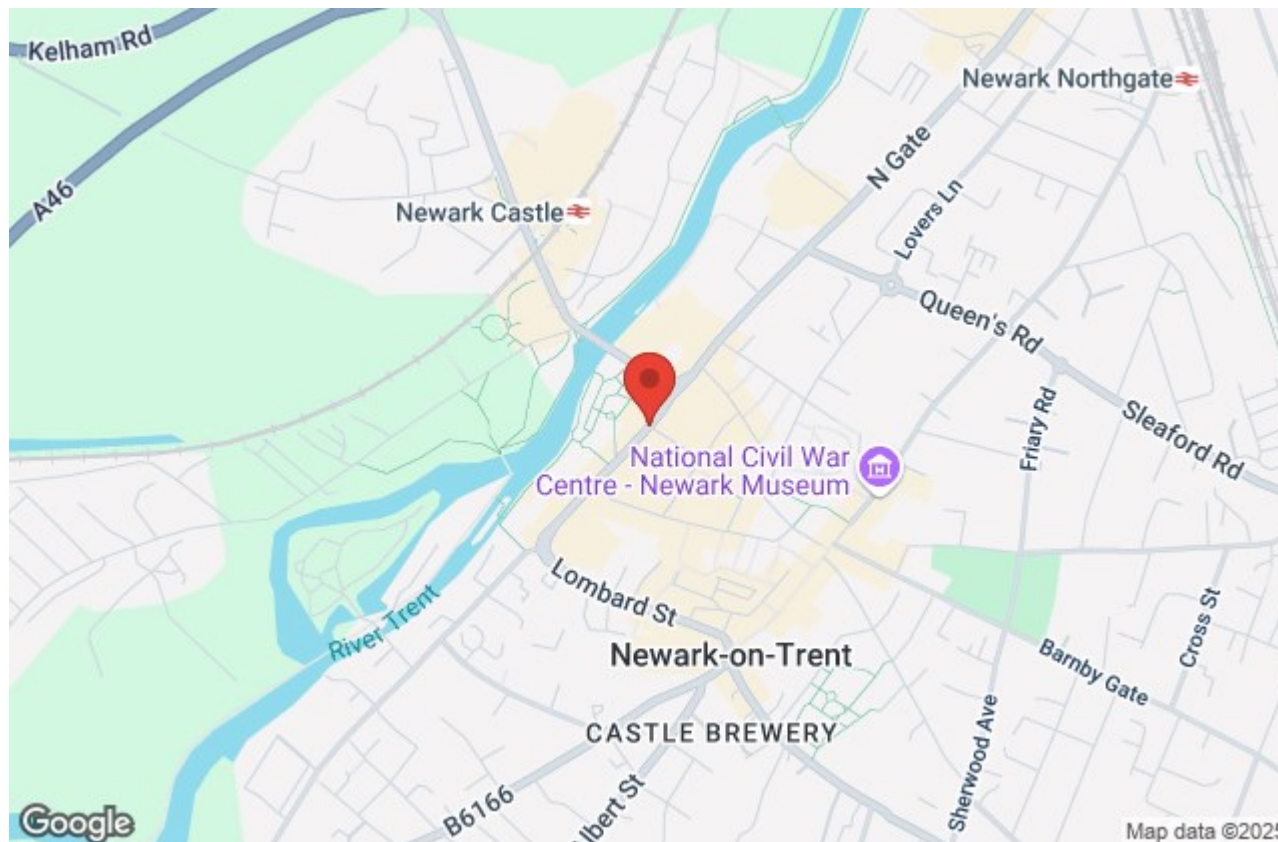












*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers