



Shop/Flat Freehold Investment, Property
152A & 152B Hawton Road, Newark, NG24
4QQ

O.I.R.O £185,000
Tel: 01636 611 811

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

A freehold investment comprising ground floor Class E retail/salon use and a first floor self-contained two bedroomed flat. The property is currently let to produce a gross income of £23,292 per annum exclusive. The property is substantially built and well maintained. The roof has been recently overhauled with a rubber compound coating. Whilst relocating to smaller premises the hairdressers have been in occupation for many years as were previous hairdresser occupants providing a long established service and successful business.

A freehold investment comprising ground floor Class E retail/salon use and a first floor self-contained two bedroomed flat. The property was previously let to produce a gross income of £23,292 per annum exclusive. The property is substantially built and well maintained. The roof has been recently overhauled with a rubber compound coating. Whilst relocating to smaller premises the hairdressers have been in occupation for many years as were previous hairdresser occupants providing a long established service and successful business.

The salon provides 661 sq.ft plus first floor staff room. The flat provides lounge, kitchen, two bedrooms and a bathroom. There is communal parking within the frontage area of the parade of shops.

The property provides the following accommodation:

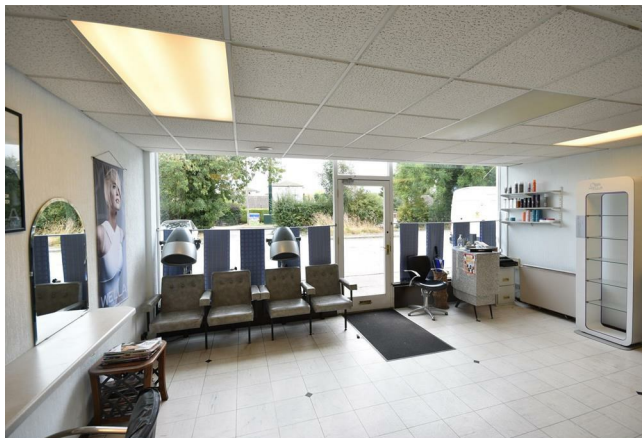
GROUND FLOOR

SALON/SALES

(Frontage 18' x total depth 18'10 plus 10'8 additional width)



Suspended ceiling, fluorescent lighting, tiled floor, three night storage heaters, three wash basins each with electric showers. Fixed work surface, island unit with electrics, glazed front window and front entrance door.



KITCHEN

15'6 x 4'11 (4.72m x 1.50m)

Base unit, sink unit and shelving. Elson hot water heater, plumbing for a washing machine.

SEPARATE WC

With close coupled WC and basin (cold tap only). Door to lobby and rear entrance door with night storage heater.

STORAGE ROOM

10'5 x 7'8 (3.18m x 2.34m)

(plus 5'4 x 4'2)

REAR EXTENSION

Door to Lobby.

STAIRS TO FIRST FLOOR

FIRST FLOOR

LANDING

KITCHEN

14'2 x 5'6 (4.32m x 1.68m)



Base units and wall cupboards, stainless steel sink unit, electric heater.

LOUNGE

10'7 x 11'3 (3.23m x 3.43m)



Gas heater.

BEDROOM TWO

8'1 x 8'6 (2.46m x 2.59m)
(plus 5'4 x 4'1)

BEDROOM ONE

10'1 x 10'7 (3.07m x 3.23m)



Gas convector heater.

BATHROOM

7'9 x 7'1 (2.36m x 2.16m)



Bath, electric shower, low suite WC, pedestal basin.

SERVICES

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

TENURE

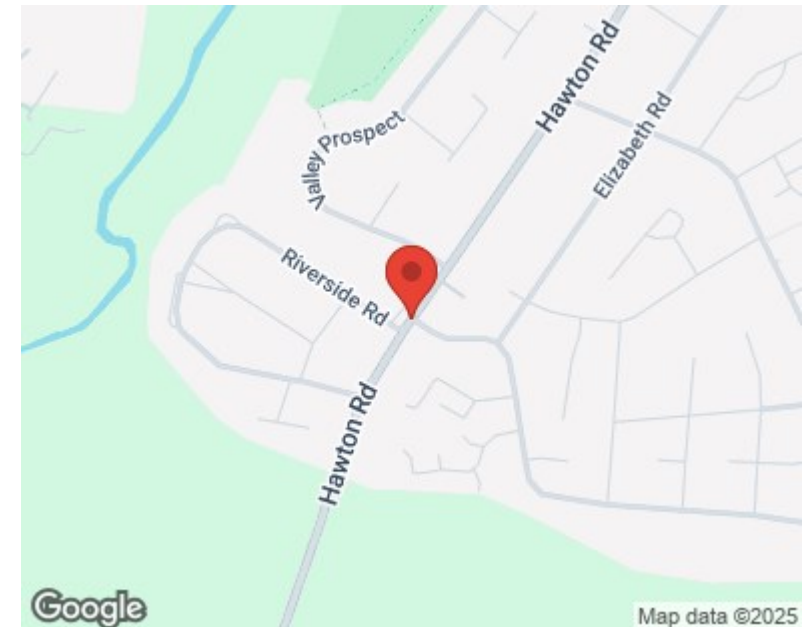
The property is freehold, subject to an existing Assured Shorthold Tenancy on the flat. The property will be sold with a Tenant in Situ. The existing hairdresser's lease expired August 2025.

VIEWING

Strictly by appointment with the selling agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 611 811



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 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers