



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

£235,000

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

- Retail & Residential Investment Opportunity
- Ground Floor Retail 92.6 sq.m (997 sq.ft)
- Planning Permission Granted for HMO
- Self-Contained 1st & 2nd Floor Flat Occupation
- Enclosed Rear Yard & Bin Storage
- Offered with Vacant Possession
- Attractive 18th Century Grade II Listed Town
- EPC Rating E Property

A retail and residential investment opportunity comprising a ground floor sales shop and self-contained residential accommodation on the first and second floors. Planning permission is granted for a revised design of the ground floor retail space, a self-contained ground floor flat and first and second floor HMO accommodation.

The shop has a double frontage with display windows and fascia. Access to the rear yard and a metal staircase to the residential accommodation is via a separate panelled entrance door on the street frontage. The building is mid 18th Century Grade II listed.

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 existing shop provides a sales area of 75 sq.m (807 sq.ft) with kitchen, cloak room, store, a back office providing a further 17.6 sq.m (190 sq.ft) approximately and basement storage accommodation.

The existing first and second floor accommodation provides entrance hall, separate WC, kitchen, lounge, two bedrooms and a 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. offered with full vacant possession.

TOWN & COUNTRY PLANNING

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

Full planning permission is granted under Newark and Sherwood District Council reference 25/00546/FUL for proposed conversion of the ground floor area from commercial to residential. Listed Building Consent is approved by Newark and Sherwood District Council under planning reference 25/00371/LBC for works associated with the provision of 5 No. HMO rooms across the first and second floors and the provision of a one bedroom flat to the ground floor. The planning conditions are conditional. Information and documents can be accessed on the Newark and Sherwood District Council planning website (<https://publicaccess.newark-sherwooddc.gov.uk/online-applications>). Interested parties should note that the plans will be subject to copyright.

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 full vacant possession.

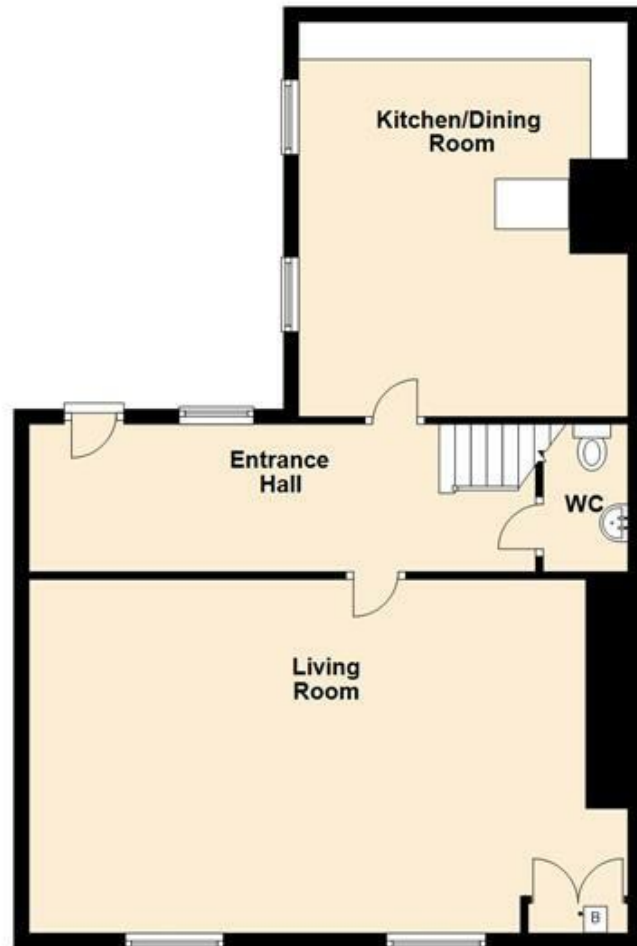
VIEWING

Strictly by appointment with the selling agents.



Ground Floor

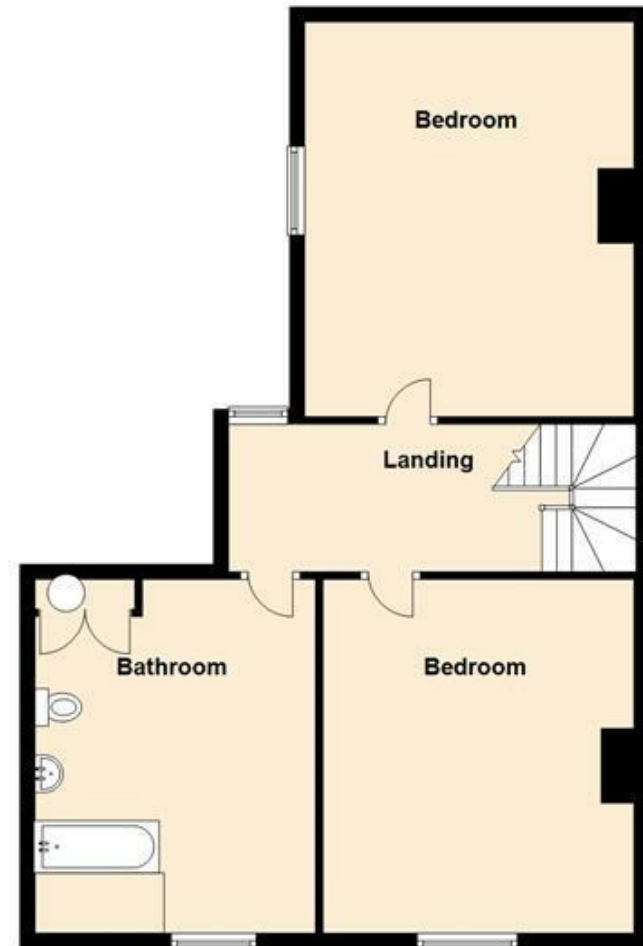
Approx. 78.5 sq. metres (845.2 sq. feet)



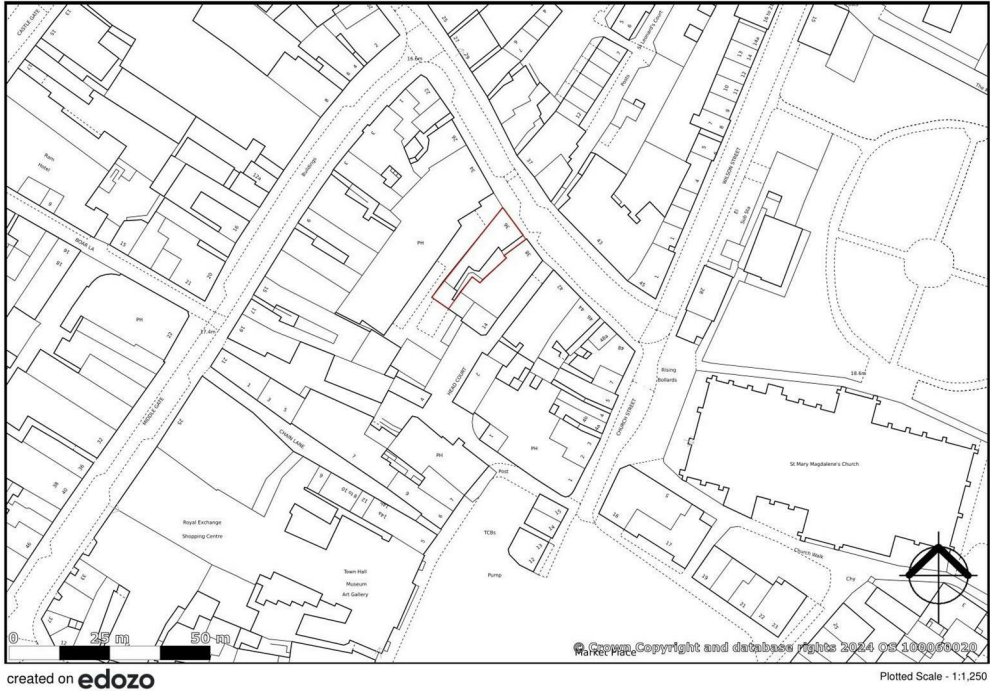
Total area: approx. 151.7 sq. metres (1632.5 sq. feet)

First Floor

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



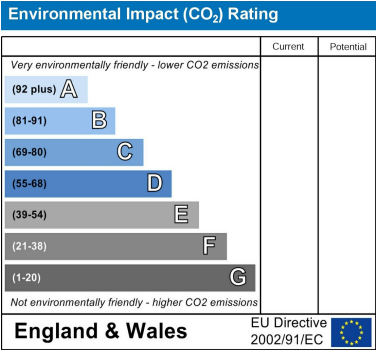
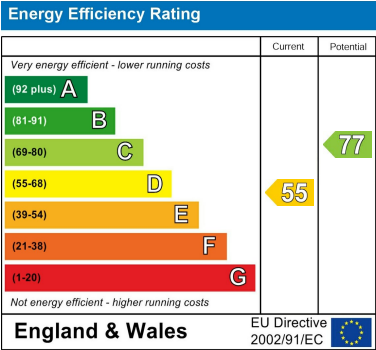
Osborne Stationers, 36 Kirk Gate, Newark, NG24 1AB



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