

27-29 Castle Gate, Newark, NG24 1BA

£230,000

Tel: 01636 611811



- Available Freehold With Vacant Possession
- Gross Internal Area 2150 sq. ft
- Pleasant Outlook Over Newark Castle Grounds Practical and Adaptable Office Layout
- Extensive Basement Storage
- EPC Exempt

- Prestigious Grade II Listed Building
- Prominent Arterial Road Location
- Enclosed Rear Yard and Separate Access

A prestigious Grade II listed three storey building providing office space of 2,150 sg. ft situated in a prominent busy arterial road location. The building stands opposite to the Castle grounds within an area of mixed commerce including offices, shops and restaurants. Contract parking space is available within the vicinity and the property is just a short walking distance from Newark Northgate and Castle railway stations. The property is well maintained, nicely decorated and central heating is gas fired.

The ground floor provides a reception office with front display window, back office, meeting room, kitchen and five individual offices. The first floor provides two main offices in the property frontage, a filing room, two offices and a secretary's room. There are two sizeable attic rooms with windows capable of renovation to provide additional office space. The property has extensive dry basement storage accommodation.

Externally there is a small walled rear yard area. The arterial road locations in Newark have become increasingly popular offering great prominence and significant footfall.

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 town population is circa 30,000 approximately 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 LNER railway line with services to London and Edinburgh. Journey times between Newark Northgate and London King's Cross are just over 75 minutes. There are also railway services to Lincoln and Nottingham.

The property provides the following accommodation:

# GROUND FLOOR

# **ENTRANCE PORCH**

# RECEPTION OFFICE

15'8 x 19'10 (4.78m x 6.05m)

Two double panelled radiators, two single panelled radiators, front display window, fitted counter and fitted cupboards. Moulded ceiling cornice and fluorescent lighting.

## **BACK OFFICE**

17'3 x 9'6 (5.26m x 2.90m)

Fitted pine cabinets, fluorescent lights and double power point.

## **INNER HALL**

With radiator

## **BACK HALL**

With skylight, radiator and rear entrance door. Also door to the side passage.

#### MEETING ROOM

10'6 x 10' (3.20m x 3.05m)

Frosted glass window, radiator.

## **KITCHEN**

9' x 3'9 (2.74m x 1.14m)

Base units, stainless steel sink unit, radiator, Valliant gas fired central heating boiler.

#### LONG INNER HALL

With two radiators and high level block glass windows.

## OFFICE

10'5 x 6'6 (3.18m x 1.98m)

With Finlock radiator.

# OFFICE

9'10 x 9'5 (3.00m x 2.87m)

With radiator

## OFFICE

9'6 x 9' (2.90m x 2.74m)

With radiator.

# OFFICE

9'6 x 9'5 (2.90m x 2.87m)

With radiator.

# OFFICE

14'9 x 13'5 (4.50m x 4.09m)

Shelving, two radiators, door to the outside yard. Fitted cupboard.

# **FIRST FLOOR**

# LANDING

With stairs to the second floor.

#### OFFICE

16' x 13'7 (4.88m x 4.14m)

Two sealed unit double glazed windows having a splendid view of the Castle grounds. Radiator.

# **OFFICE**

13'11 x 9'9 (4.24m x 2.97m)

With sealed unit double glazed window having a splendid view of the Castle grounds. Radiator.

# **FILING ROOM**

11'9 x 6'9 (3.58m x 2.06m)

With radiator.

#### OFFICE

14'3 x 9'8 (4.34m x 2.95m)

Radiator and fitted cupboard.

#### SECRETARY'S ROOM

9'8 x 8' (2.95m x 2.44m)

With double panelled radiator and connecting door to:

## **OFFICE**

17'6 x 15'2 (5.33m x 4.62m)

Two Finlock radiators, built in cupboards, network system box.

## SECOND FLOOR

#### ATTIC STORE

14' x 12'6 (4.27m x 3.81m)

Hob fireplace, front window.

#### **ATTIC STORE**

14' x 11' (4.27m x 3.35m)

Front window.

#### **BOX ROOM**

#### **BASEMENT STORE**

17' x 13'8 (5.18m x 4.17m)

Former wine cellar.

#### **OUTSIDE**

Enclosed rear yard. Steps providing access to the flat roof. Connecting door to the side passageway.

#### **SERVICES**

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

#### RATEABLE VALUE

The current rateable value, 1st April 2023 to present, is £12,500.

#### **PRICE**

£230,000, Freehold, with vacant possession.

Alternatively the sellers will consider Lease terms, for a term of 6 years, rent review on the third anniversary of the Lease, full repairing and insuring Lease, rent £19,000 per annum.

#### **EXISTING USE**

The existing use of the property under the Use Classes Order is Class E Commercial and Business Services. Class E includes:

- \* shop other than for the sale of hot food
- \* food and drink which is mostly consumed on the premises
- \* financial services and professional services
- \* medical services, non residential creche, day centre or nursery
- \* office use for research and development

#### **VIEWING**

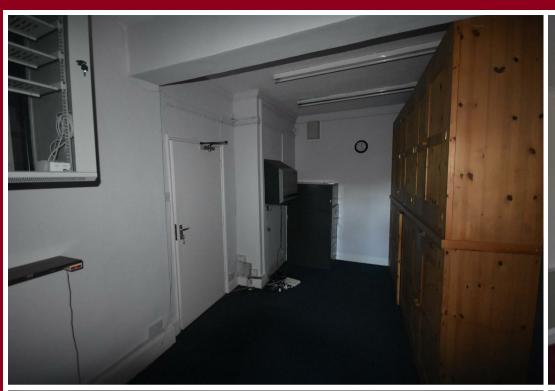
Strictly by appointment with the selling agents.







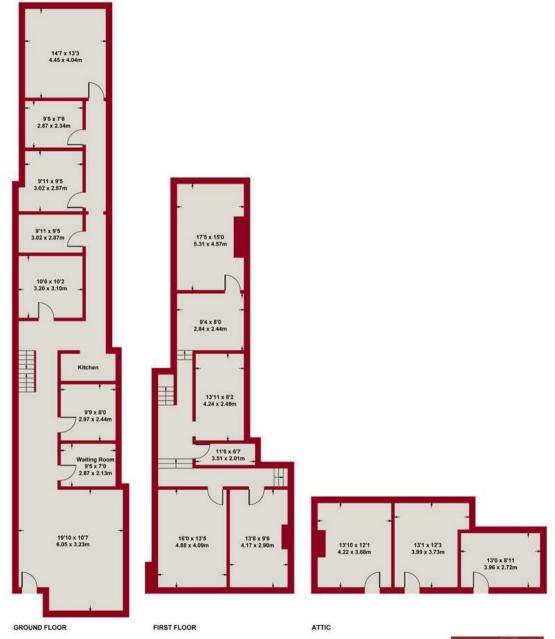












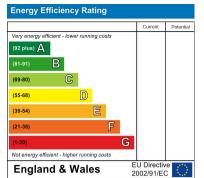
#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

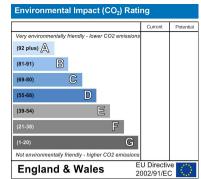
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. 
They cannot be regarded as being a representation by the seller, nor their agent.

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





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