



27-29 Castle Gate, Newark, NG24 1BA

£230,000

Tel: 01636 611 811

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



- Available Freehold With Vacant Possession
- Gross Internal Area 2150 sq. ft
- Pleasant Outlook Over Newark Castle Grounds
- Extensive Basement Storage
- EPC Exempt
- Prestigious Grade II Listed Building
- Prominent Arterial Road Location
- Practical and Adaptable Office Layout
- Enclosed Rear Yard and Separate Access

A prestigious Grade II listed three storey building providing office space of 2,150 sq. 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.







Approximate Gross Internal Area  
2878 sq ft - 267 sq m



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.


Produced by Potterplans Ltd. 2024







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**



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