



27-29 Kirk Gate, Newark, Nottinghamshire,  
NG24 1AD

**O.I.R.O £230,000**  
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 **RICHARD  
WATKINSON  
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\*\*\*FREEHOLD OFFICE INVESTMENT LET ON LEASE WITH OVER 3 YEARS UNEXPIRED\*\*\* Freehold double fronted office premises with prominent frontage to Kirk Gate, a busy central shopping area in Newark Town centre. The property is Grade II listed and has a service road to the rear from Slaughterhouse Lane leading to three allocated car parking spaces. The premises have mixed office/retail use and are situated just a short walk from the Parish Church and the Georgian market place.

The accommodation provides on the ground floor four offices and a store (approx. 528sqft). To the first floor there are three offices, kitchenette and WC facilities and a further store (approx. 649sqft). Second floor accommodation provides two additional offices (approx. 378sqft).

Newark is a busy and prosperous town serving a population of approximately 35,000 with a catchment population of approximately 90,000. The town is a designated growth point with thousands of new homes under construction in Fernwood and south Newark areas. Indeed the town attracts shoppers from a wide area, many preferring this market town with a wide range of specialised shops, boutiques and also most of the multiples including Waitrose, Morrisons, Asda, Marks and Spencer, etc.

The town has excellent road access to the A1, A46 and A17 trunk roads. There are two railway stations: Newark Northgate providing services to London Kings Cross in just over 75 minutes; and Newark Castle station which provides rail links to Nottingham and Lincoln. Newark has for many years been an important centre for the antique trade. Newark Showground of course hosts the International Antiques Fair.

The building would lend itself to alternative uses in future, subject to planning permission.

## GROUND FLOOR

Double frontage with display windows either side of the front entrance door.

### OFFICE 1/RECEPTION AREA

17'5" x 11'3" max (5.33 x 3.43 max)



### OFFICE 3

12'0" x 10'4" max (3.68 x 3.15 max)



### OFFICE 2

10'0" x 8'9" max (3.05 x 2.69 max)



### OFFICE 4

10'5" x 8'7" max (3.18 x 2.62 max)



### STORE

6'3" x 4'7" max (1.91 x 1.42 max)



### OFFICE 6

16'9" x 11'6" max (5.13 x 3.53 max)



### OFFICE 8

17'10" x 12'2" max (5.44 x 3.73 max)



### FIRST FLOOR

#### OFFICE 5

18'11" x 13'1" max (5.79 x 4.01 max)

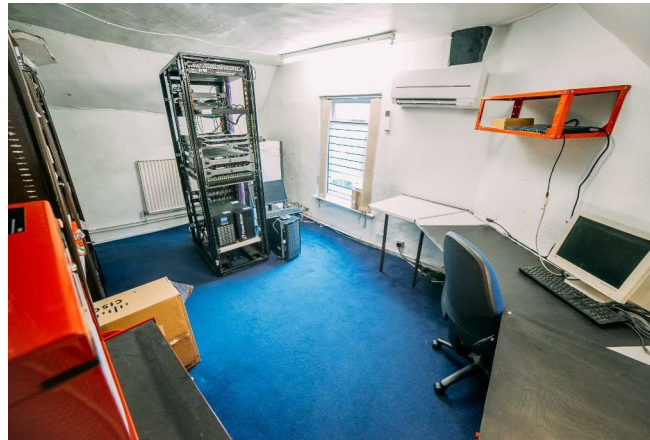


With kitchenette facilities.

#### WC

#### OFFICE 7

15'10" x 9'4" max (4.85 x 2.87 max)



### STORE

7'6" x 7'3" max (2.31 x 2.21 max)

### SECOND FLOOR

#### OFFICE 9

12'7" x 12'7" max (3.86 x 3.86 max)



## OUTSIDE



Three allocated parking spaces can be accessed from Kirk Gate via a pedestrian walkway or vehicular access is via Slaughterhouse Lane.

## TENURE

The property is freehold. Let on lease to Living Waters Europe on the following terms:

Commencement date: 1st February 2023 for a term of 5 years.

Rent: £17,448 per annum

Upon expiration of the Lease term the Tenant is required to surrender the Premises in as good a state and condition as they were at the commencement of the Lease.

A copy of the lease will be made available on request.

The allocated parking spaces are long Leasehold.

## SERVICES

Mains water, electricity and drainage are understood to be available to the property.

## TOWN & COUNTRY PLANNING

There is an established mixed use under Class E for retail and office accommodation.

The property is Grade II listed and situated within the town conservation area.

## RATING ASSESSMENT

Rateable Value: £7,000.

## VIEWING

Strictly by appointment with the selling agents.





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		
<b>England &amp; Wales</b>	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



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