



**The Olde White Hart, 34 & 34a Market Place,
Newark, NG24 1EG**

**For Sale Freehold Offers In Excess of
£250,000 + VAT
Tel: 01636 611 811**

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

- Iconic Grade II* Listed Building
- Use Class E Retail/Offices/Cafe
- Upper Floors 2360 sq.ft Approximately
- Prime Market Place Location
- Ground Floor 832 sq.ft Approximately
- EPC Exempt

An iconic Grade II* listed building with prominent frontage to Newark Market Place, offered for sale freehold. The property provides premises suitable for Class E Use including retail, cafe or offices.

The ground floor space, with double display windows, provides 830 sq.ft. Additional first floor and second floor former offices provide an additional 2360 sq.ft approximately.

The property is located within the corner of Market Place and White Hart Yard, with frontage to the busiest trading area in Newark Town Centre. Occupiers in the vicinity include Boots, TUI travel agents, W H Smith, Works and Bon Marche, amongst many other national and local retailers.

The Georgian Market Place, with many fine buildings, is a significant tourist attraction to the area. The nearby 12th Century Castle, riverside areas, St Mary's church and the National Civil War Museum are local features.

Newark is a sizeable Market Town with a residential population of 25,000, together with a catchment area giving a population of 113,000 approximately. The area is placed reasonably centrally in the UK and is well placed for access to the A1 for commuting North and South. Newark is on the main East Coast railway line with regular railway services to London King's Cross with journey times just over 75 minutes.

The offices are accessed from the archway and Olde White Hart Yard.

GROUND FLOOR

OFFICE

Frontage 22'6 x depth 28'10

Front display window, heavily beamed ceiling and timbered walls, glass front door.

OFFICE

8'7 x 8'4 (2.62m x 2.54m)
Electric panel heater.

OFFICE

9' x 8'6 (2.74m x 2.59m)
Air conditioning unit and diffuse lighting.

KITCHEN

5'10 x 5'3 (1.78m x 1.60m)
Stainless steel sink unit, wall and base cupboards, electric panel heater.

WC

With low suite WC, basin, electric heater, small storage cupboard.

LOBBY & FIRE EXIT

GROUND FLOOR

The offices are accessed from the archway and Olde White Hart Yard.

LOBBY

9'7 x 4'4 (2.92m x 1.32m)
With staircase to first floor.

STOREROOM

9'7 x 6'11 (2.92m x 2.11m)
With shelving.

KITCHEN

8'9 x 5'4 (2.67m x 1.63m)
With sink unit, working surface and beam ceiling.

FORMER OFFICE

12' x 10'8 (3.66m x 3.25m)
Heavily beamed ceiling, store cupboard off.

FIRST FLOOR

BACK ROOM

19'11 x 18'5 (6.07m x 5.61m)
With a chimney breast feature and Queen Post truss. Night storage heater, two windows, fluorescent and spot lighting.

OFFICE

22'5 x 17'5 (6.83m x 5.31m)
Heavily beamed ceiling, fluorescent lights.

OFFICE

22'6 x 19' (6.86m x 5.79m)
Heavily beamed ceiling, three night storage heaters.

REAR LOBBY

GENTS WC

With two basins, separate WC and two urinals.

LADIES WC

WC and wash basin.

REAR LOBBY AND STAIRCASE TO SECOND FLOOR

SECOND FLOOR

GALLERIED LANDING

OFFICE

47'10 x 20' (14.58m x 6.10m)
Fluorescent lighting, night storage heaters.

SERVICES

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

VAT

The building is elected for VAT which is chargeable on the purchase price, or rent, in this transaction.

EPC

As a Grade II* listed building the property is exempt from an Energy Performance Certificate.

LEGAL COSTS

Each party will be responsible for their own legal costs occurred in this transaction.

BUSINESS RATES

The current Rateable value (1st April 2023 to present) is listed on the Valuation Office website, £25,500. There will be a need to reassess the Rateable Value if the ground floor and upper offices are in separate occupation.

NOTE

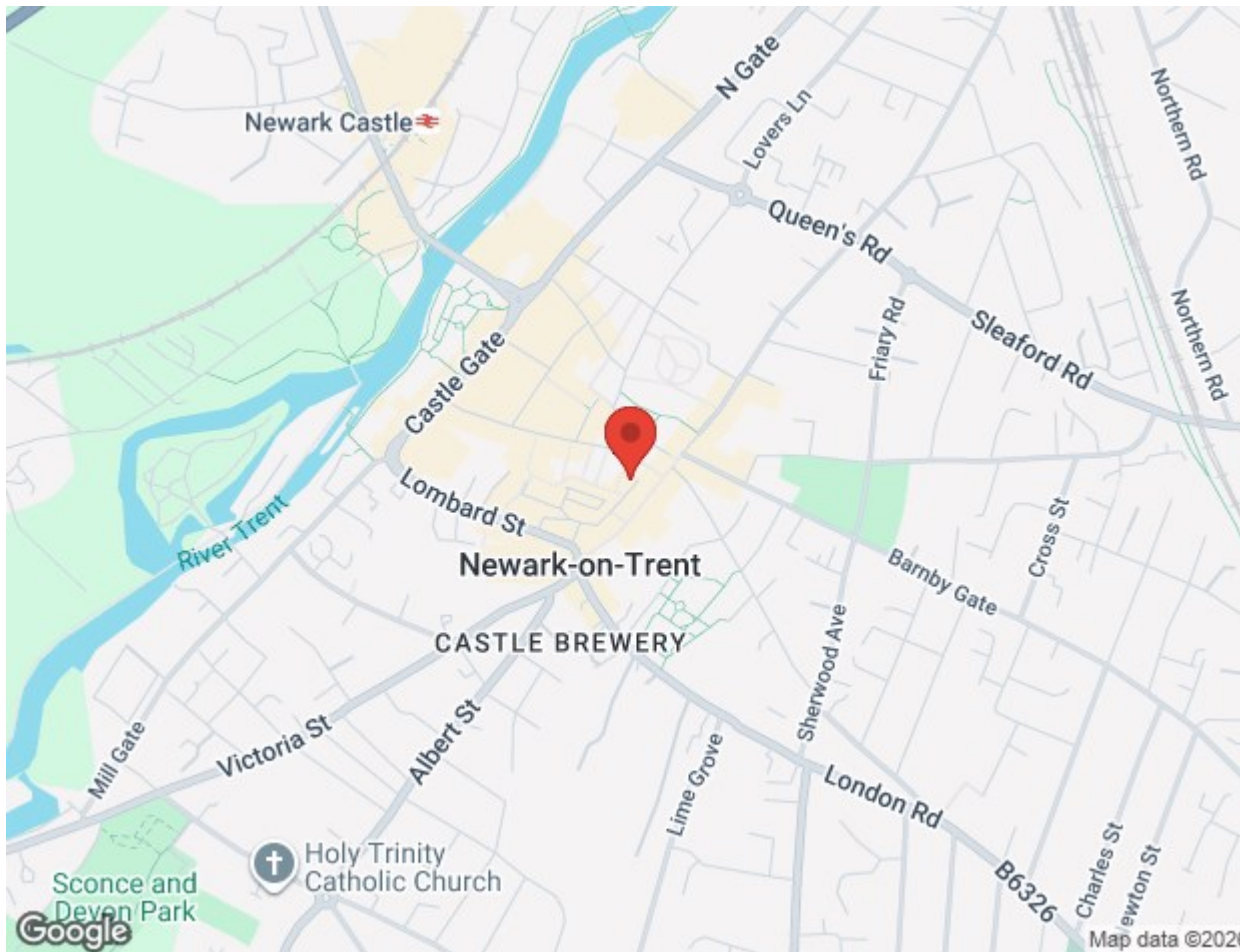
The property is Freehold For Sale in two registered titles as an entirety.

The ground floor former office accommodation is now let as a cafe. The separately accessed first floor accommodation is offered with vacant possession.









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	

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

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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