



**Freehold Cafe Premises, 4 Queens Head
Court, Newark, NG24 1EL**

Offers In Excess Of £160,000

Tel: 01636 611 811

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

- Iconic Listed Timber Framed Building
- Formerly Highly Popular Tea Rooms
- Kitchen with Stainless Steel Fittings
- Busy Market Place Environment
- Town Centre Location
- Ground Floor Cafe 250 sq.ft
- First Floor Restaurant 430 sq.ft
- Freehold with Vacant Possession

Freehold tearoom premises situated within a busy trading area close to the Market Place in Newark town centre. The tearooms, following retirement of a previous owner, have been closed. During a 20 year ownership the tearooms were highly profitable and a focal point in Newark town centre. This iconic timber framed building is Grade II listed and offered for sale freehold with vacant position. Alternative uses under the Class E planning use will include financial services, professional services, medical or health services and office use.

The ground floor cafe provides 250 sq.ft plus a well fitted kitchen. The first floor restaurant provides 430 sq.ft approximately.

The property is situated close to the Old Post Office, a very popular inn and eating place with the Queens Head public house and various retail outlets within near vicinity. Queens Head Court is connected by an archway to Kirk Gate and the York stone paving leads through to the cobbled Georgian Newark Market Place.

Newark is a sizeable market town with a residential population of 25,000 approximately and a catchment area population of 113, 000. The town is placed centrally in the UK and has good access to the A1 and A46 trunk roads. Newark Northgate station has regular and frequent mainline services to London Kings Cross with journey times of just over 75 minutes.

This timber framed building is 16th century dated and restored in 1960. The "Jettied" front and bow window are particular features of the property. The following accommodation is provided:

GROUND FLOOR CAFE

21' x 11'8 (6.40m x 3.56m)

Heavily beamed ceiling, exposed timber frame, bow window, side door and windows, open tread stairs to the first floor.

KITCHEN

11'9 x 10'10 (3.58m x 3.30m)

Stainless steel sink unit and drainer with separate hand bowl, electric hot water heater, fluorescent lighting, stainless steel working surface, non slip floor, hygienic wall cladding.

FIRST FLOOR

RESTAURANT

27'9 x 14'5 (8.46m x 4.39m)

Oak floor, vaulted ceiling, exposed timber frame and crook post, leaded light windows, night storage heater, counter area.

WC

With close coupled WC, basin and fitted hand drier.

SERVICES

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

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

RIGHTS AND EASEMENTS

* A right of way over Queens Head Court by foot only.

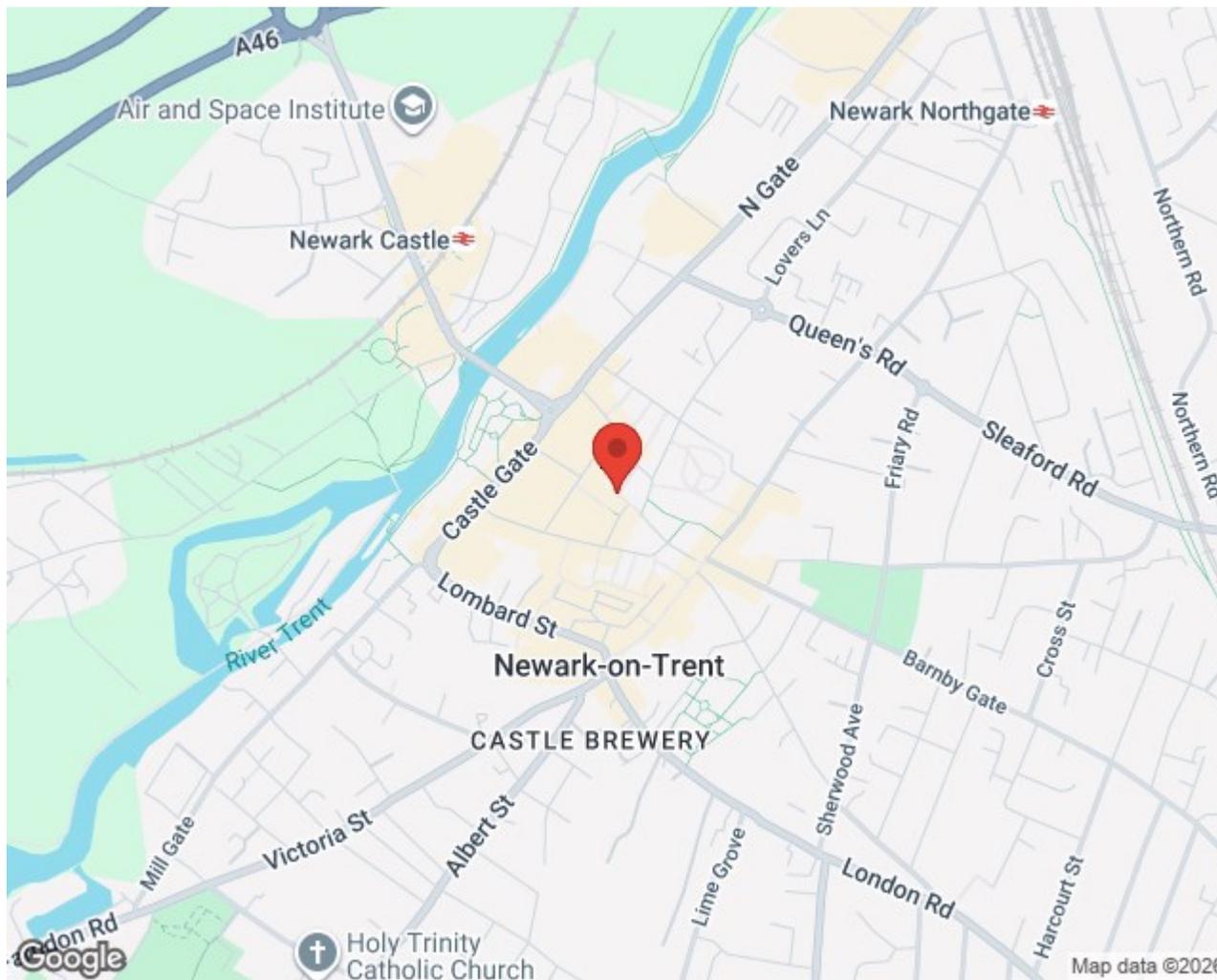
* Owner responsible for a one sixth cost of maintaining Queens Head Court right of way.

* Covenant restricting the sale of intoxicating liquors.

RATEABLE VALUE

The property is elected for VAT.





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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