



Connells

Carter Gate
Newark

Carter Gate Newark NG24 1UA

for sale
£240,000



Property Description

3 Carter Gate, Newark, NG24 1UA (incorporating 2-4 Balderton Gate, Newark, NG24 1UE)

A great investment opportunity for a property that has been granted planning permission (23/00852/LBC) for 'Change of use of front section of ground floor Pub to cafe/restaurant (Class E(b)). Rearrange internal layout to create 5 separate residential units and subdivide existing retail unit into 2 retail units. Remove atrium, erect new external staircase and minor internal and external alterations.' The location is in the centre of Newark, 'on the doorstep' of a number of amenities and a thriving market town. Newark has train stations (Newark Northgate) with services running directly to Lincoln & London Kings Cross and (Newark Castle) running services directly to Nottingham & Derby.

Once the works have been completed the property will generate a very attractive revenue from 8 income streams. The residential units comprise 1x duplex 2 bedroom mews house split across the ground and first floor, 2x 2 bed apartment and 1x 1 bed apartment on the first floor, and a 1x 2 bed apartment to the second floor. The largest of the commercial units is accessed from Carter Gate and the other 2 commercial units are accessed via Balderton Gate.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover

the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Site

Comprising three neighbouring properties within Newark Town Centre which are Grade II listed. The buildings are located on the corner of Carter Gate and Balderton Gate. 3 Carter Gate is currently a public house, the White Hind Bar. 2 Balderton Gate adjoins the White Hind Bar and is a two-storey building with a shop to the ground floor and flat to the first floor. 4 Balderton Gate is also two storeys in height, with a retail unit to the ground floor and ancillary storage space to the first floor.

Planning Permission

23/00852/LBC

Newark & Sherwood District Council

Proposed floor plan on page 16

Epc:

3 Carter Gate C 435 sq.m information taken from the EPC

2-4 Balderton Gate C 108 sq.m information taken from the EPC

Council Tax Band:

N/A

Tenure:

Freehold

Viewings:

Connells, 2 Watergate, Grantham NG31 6PR.
Tel: 01476 590050 Email: grantham@connells.co.uk

By arrangement with the auctioneers - please see important advice for viewers on page 19 of this catalogue

Auction Details

Please note this property is available post auction.

Auction Details

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS.

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Auction Details

*Guide and Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

NOTE

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will

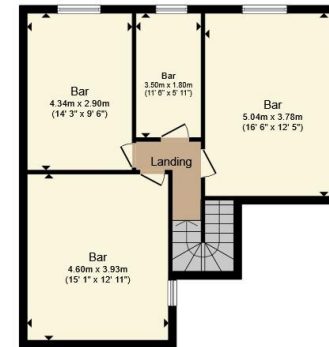








Ground Floor



First Floor

Total floor area 211.4 m² (2,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309630



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309630 - 0010