

Newark

9 Carter Gate Nottinghamshire NG24 1UA

- **Freehold Shop and Residential Investment**
- Attractive town centre location
- Includes 4 flats above
- Shop Rent Review 2016
- Total Current Rents Reserved
£25,590 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Newark-on-Trent is an attractive market town with a population in excess of 35,000, situated 17 miles north-east of Nottingham and 16 miles south-west of Lincoln. The town is located at the junction of the A1 and A46 dual carriageways giving good access in both north to south and east to west directions.

The property is situated on the southern side of Carter Gate which is a pedestrianised street in Newark town centre close to Market Place. Carter Gate leads south towards Portland Street (B6166) which acts as a major thoroughfare through Newark and leads further south to the A46. Occupiers close by include Oxfam, Argos and Sports Direct amongst others.

Description

The property is arranged on ground and two upper floors to provide a shop on the ground floor with four separate self-contained 1 bedroom flats arranged over the first and second floors above which are separately accessed from the front.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

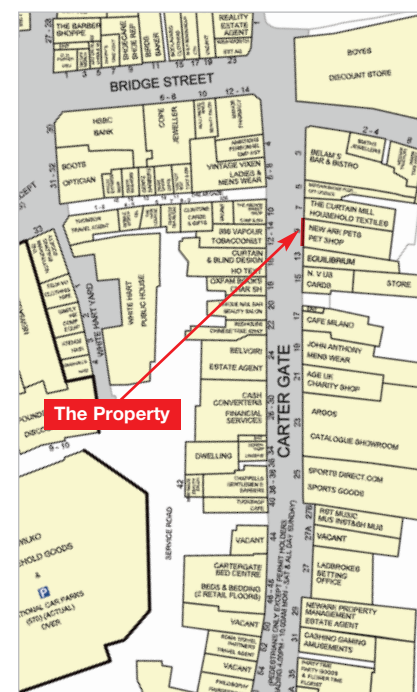
Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	W Henry (t/a New Ark Pets)	Gross Frontage (inc ent) 7.05 m Net Frontage 5.1 m Shop Depth 18.2 m Built Depth 23 m	(23' 2") (16' 9") (59' 8") (75' 5") 5 years from 01.07.2013 Rent review in the 3rd year IR & I	£10,950 p.a.	Rent Review 2016
Bedsits	Individuals	First & Second Floor – 4 Flats each comprising 1 Bedroom, Kitchen/Reception and Bathroom	Let on 4 AST's (1)	£14,640 p.a. (annualised)	

(1) Please see legal pack for full details.

Total £25,590 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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