2 Northern Road,
Newark, NG24 2EU

#8154/2022H

BANKS LONG&Co

2 Northern Road

Newark NG24 2EU

Agreement	Detail	Price / Rent	Size	Location	Property ID
For Sale / To Let	Former motor trade and showroom premises	£800,000 £55,000 per annum	647.81 sq m (6,973 sq ft) 0.25 hectares (0.61 acres)	Newark, NG24 2EU	#8154/2022H

For Viewing & All Other Enquiries Please Contact:

HARRY COLLINS
BSc (Hons)
Surveyor

harry.collins@bankslong.com
07479 611143
01522 544515

Property

The available accommodation is subdivided to provide a range of accommodation including reception, staff/WC facilities, offices, showroom, workshop, storage and motor trade buildings with substantial secure yard. The workshop areas are generally finished with brick/block and corrugated sheet clad elevations under flat roofs. Each building benefits from concrete floors, roller shutter/sliding vehicular doors and pedestrian access. Internally the property benefits from a fully integrated alarm system, modern LED strip lighting, air conditioning and a full CCTV system throughout the property. Overall the property has been maintained to an excellent standard.

Externally, there is a fully secured palisade fenced hard surfaced yard with parking and display areas to both the north and south of the building.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m^2	ft^2
Reception	33.39	359
Showroom	114.61	1,233
MOT Bay 1	112.15	1,207
MOT Bay 2	94.23	1,014
Workshop	107.00	1,152
Store	35.67	384
Workshop 2	97.91	1,054
Mezzanine Store	52.98	570
Total GIA	**647.94**	**6,974**

The total site area is 0.25 hectares (0.61 acres)

Services

We understand that mains water, electricity including 3-phase, drainage and gas supplies are all available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Newark & Sherwood District Council
Description: Car Showroom and Premises
Rateable value: £32,500
UBR: 0.512
Period: 2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Planning Permission

Planning permission (reference 20/01445/FUL) was granted 25th September 2020 for the erection of 2 No. 104.00 sqm (1,119 sq ft) light industrial units (Class B2 use) located within the existing yard. Further information can be obtained via Newark & Sherwood Planning Portal or by contacting the sole agents.

Tenure

The property is available as a whole **For Sale** with vacant possession on completion.

Alternatively, the property is available **To Let** by way of a Full Repairing and Insuring lease for a term to be agreed.

Price / Rent

Price: £800,000

Rent: £55,000 per annum exclusive

VAT

VAT will not be charged in addition to the price/rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Agents Note

Please note certain items such as the mechanical ramps and MOT equipment are not included within the transaction but can be made available through separate negotiation. Please ask the agent for further information.

Location

The property is prominently located fronting Northern Road at the north western corner of Brunel Drive Industrial Estate, close to the junction with the busy main arterial route of Lincoln Road which provides easy access to the A46/A17/A1 trunk roads and Newark town centre.

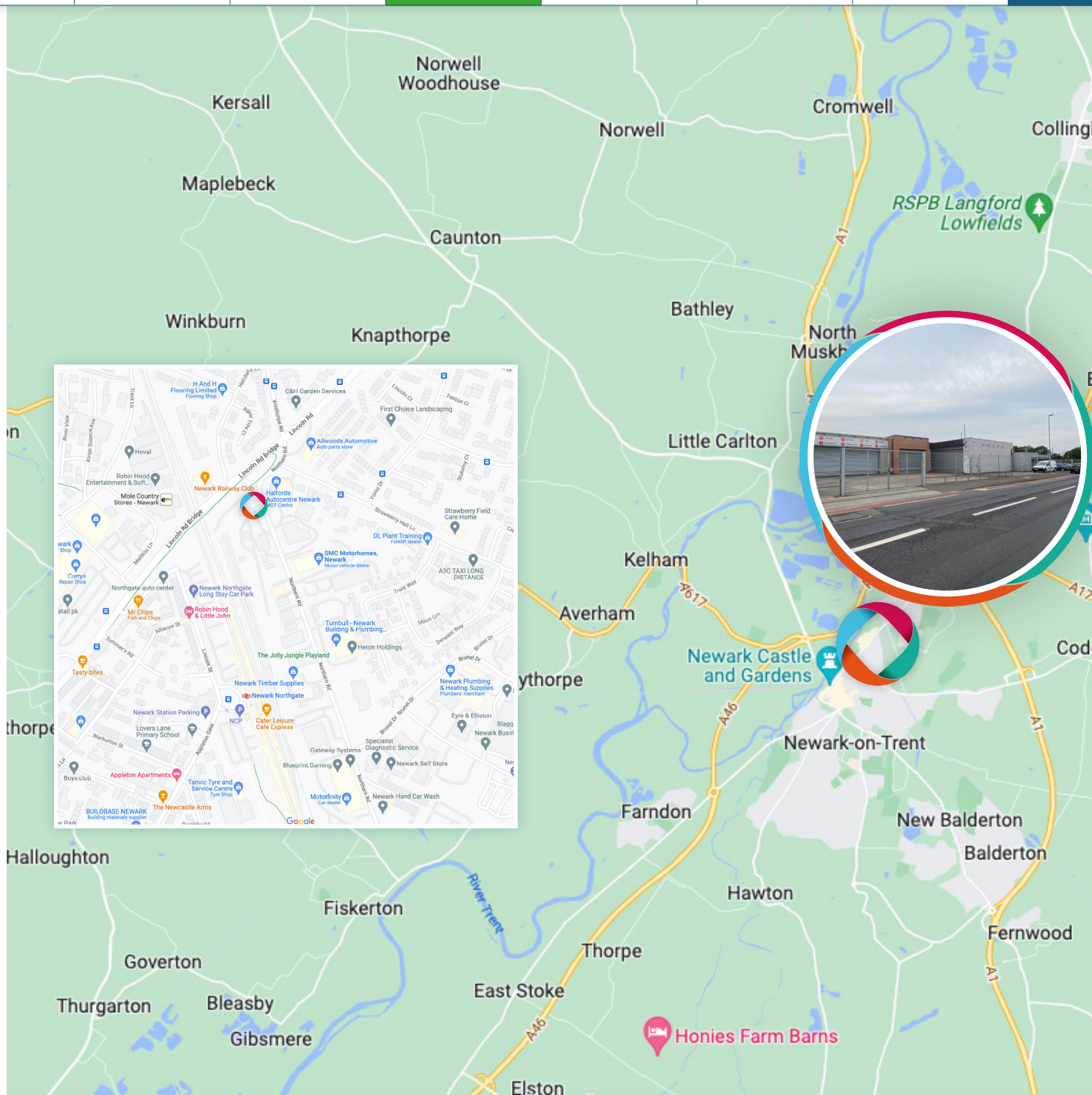
The estate is Newark's premier commercial location and home to a strong mix of local, national and international businesses.

Neighbouring occupiers include Halfords, Allwoods Automotive, SMC Motorhomes, ECA Toolfast and Turnbulls Building & Plumbing Supplies.

The A1 provides a strong north/south link to London and is an important link to the M18/M180 and northern motorway network.

The A46 trunk road bypasses the town and provides good links to Lincoln (16 miles), Nottingham (19 miles), Leicester (35 miles) and Humber Ports (50 miles).

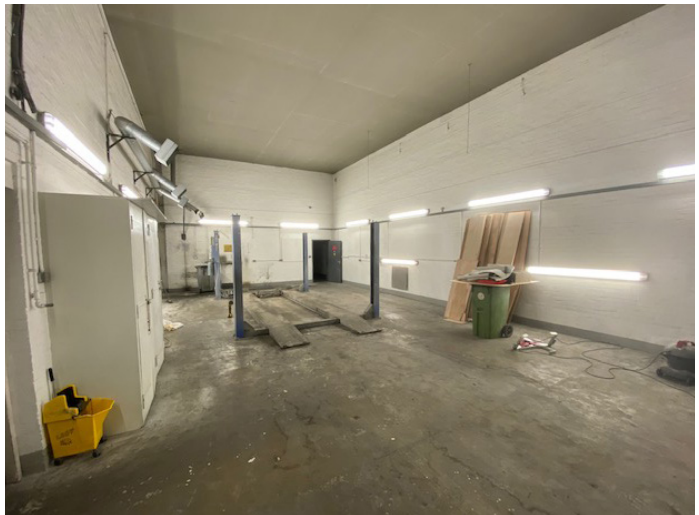
The A17 trunk road provides a further important link to Boston, Kings Lynn and the eastern ports. Its mainline east coast station is located adjacent and provides a fast and frequent service to London Kings Cross and Edinburgh Waverley. East Midlands Airport is within one hour of the town.



MOT TESTING
SERVICING
AIR CON
DIAGNOSTICS

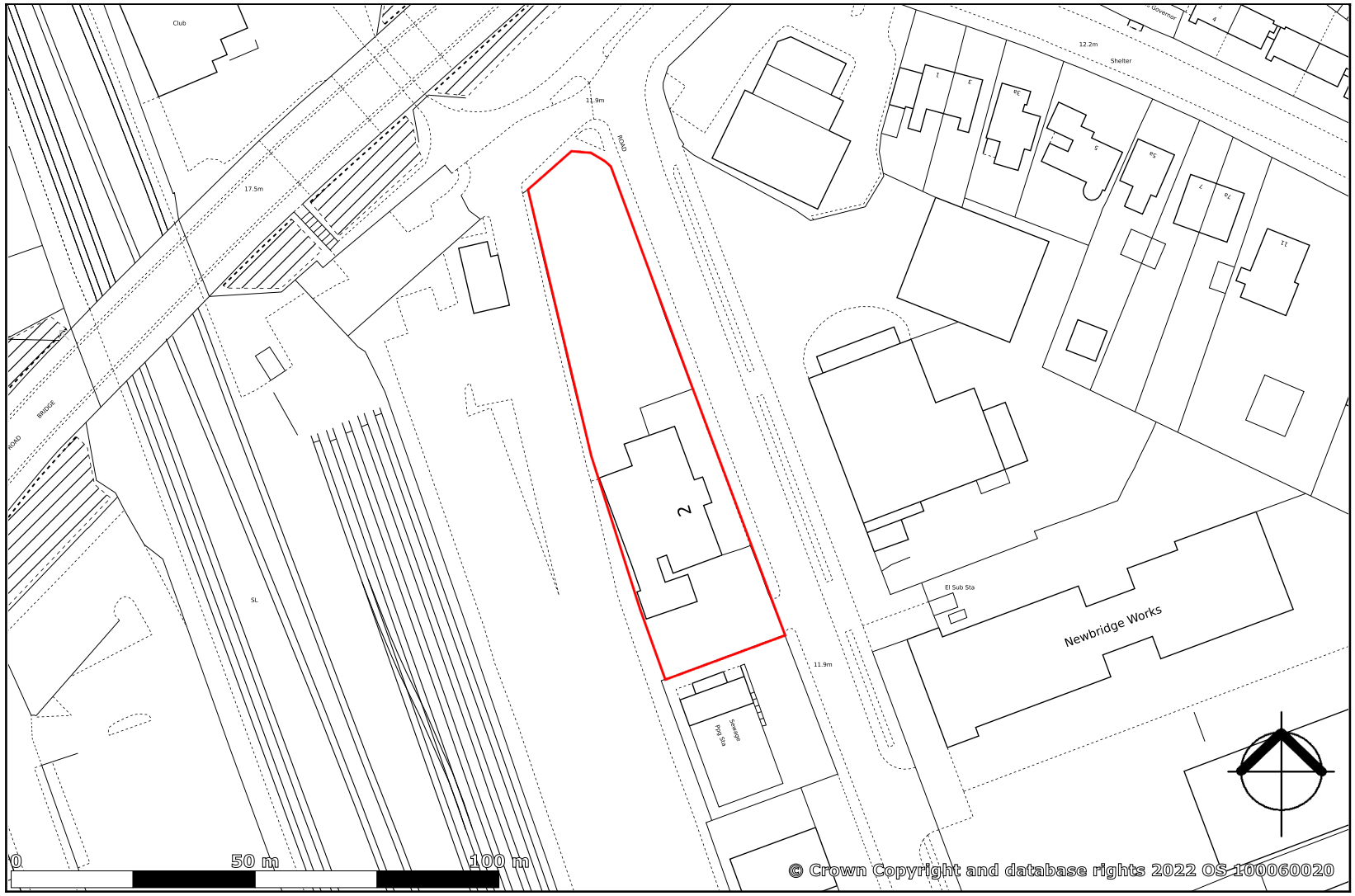
FALCON MOTORS
MOT & SERVICE CENTRE

FALCON MOTORS
SELF DRIVE HIRE
01636 - 677177
www.falconmotors.com



ROADSTONE
APPROVED DEALER

2 Northern Road, Newark, NG24 2EU



created on edozo

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

BANKS LONG&Co

OVER 30 YEARS OF COMMERCIAL PROPERTY EXPERIENCE

Multi-Discipline Property Consultants & Chartered Surveyors

BANKS LONG&Co
Commercial Property Agency

BANKS LONG&Co
Building & Cost Consultancy

BANKS LONG&Co
Development & Investment Consultancy

BANKS LONG&Co
Management & Professional Services

Click on the logo to find out more about each of our teams