



**37-39A Carter Gate, Newark  
NG24 1UA**  
#5737/2023G

# 37-39A Carter Gate

Newark, NG24 1UA



Agreement

Freehold For Sale/ To Let



Detail

Substantial double fronted  
retail/leisure premises



Price/Rent

£250,000  
Rent - Offers invited



Size

473.20 sq m (4,999 sq ft)



Location

Newark, NG24 1UA



Property ID

#5737/2023B

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## Property

The property is strategically located on Carter Gate, a busy pedestrianised pitch. The property was previously used as a night club and is arranged over ground and first floor.

At ground floor level, there are two bars with supplementary seating, a commercial kitchen, and WCs. The first floor comprises of office space and a kitchenette. There is also a substantial mezzanine towards the rear of the property which homes a third bar.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	290.60	3,121
Mezzanine	133.00	1,434
First Floor Offices	49.60	444
Total NIA	473.20	4,999

\*Floor plans are available upon request.

## Energy Performance Certificate

Rating:

## Services

We understand that mains supplies are 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

The most recent use for the property was as a nightclub falling within Use Class Sui Generis (Pub or Drinking Establishment) of the Town & Country Use Class Order 1987 (as amended).

Alternative uses falling within Class E (Shops and Restaurants) are also considered appropriate subject to planning.

## Rates

**Charging Authority:** Newark and Sherwood District Council  
**Description:** Shop and Premises  
**Rateable value:** £37,000  
**UBR:** 0.512  
**Period:** 2023-2024

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.

## Tenure

The property is available Freehold For Sale.

## Price/Rent

£250,000

Rent - Offers invited

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

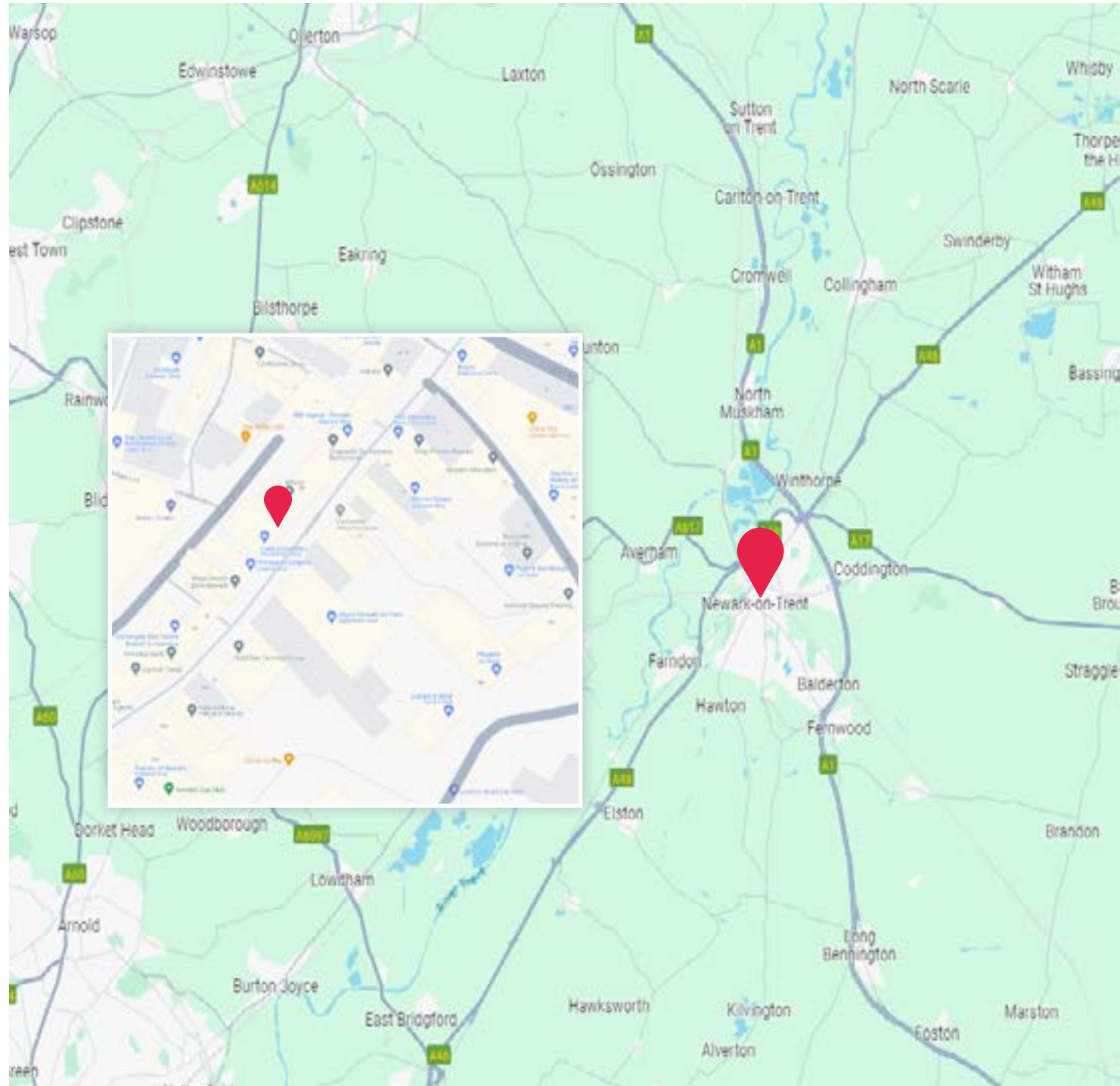


## Location

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The property is located on Carter Gate in Newark town centre close to the Market Place and the Beaumont Cross Retail Scheme which is anchored by the Asda Superstore. St Marks Shopping Precinct, the 5-screen Odeon Cinema and the NCP multi-storey car park are located in close proximity.

Newark is an expanding prosperous market town with a population of circa 35,000 and a large and affluent catchment within 20kms of 160,000. The town is strategically located at the junction of the A1, A46 and A17 and has excellent direct rail links into Kings Cross – travel time 1 hour 20 minutes.

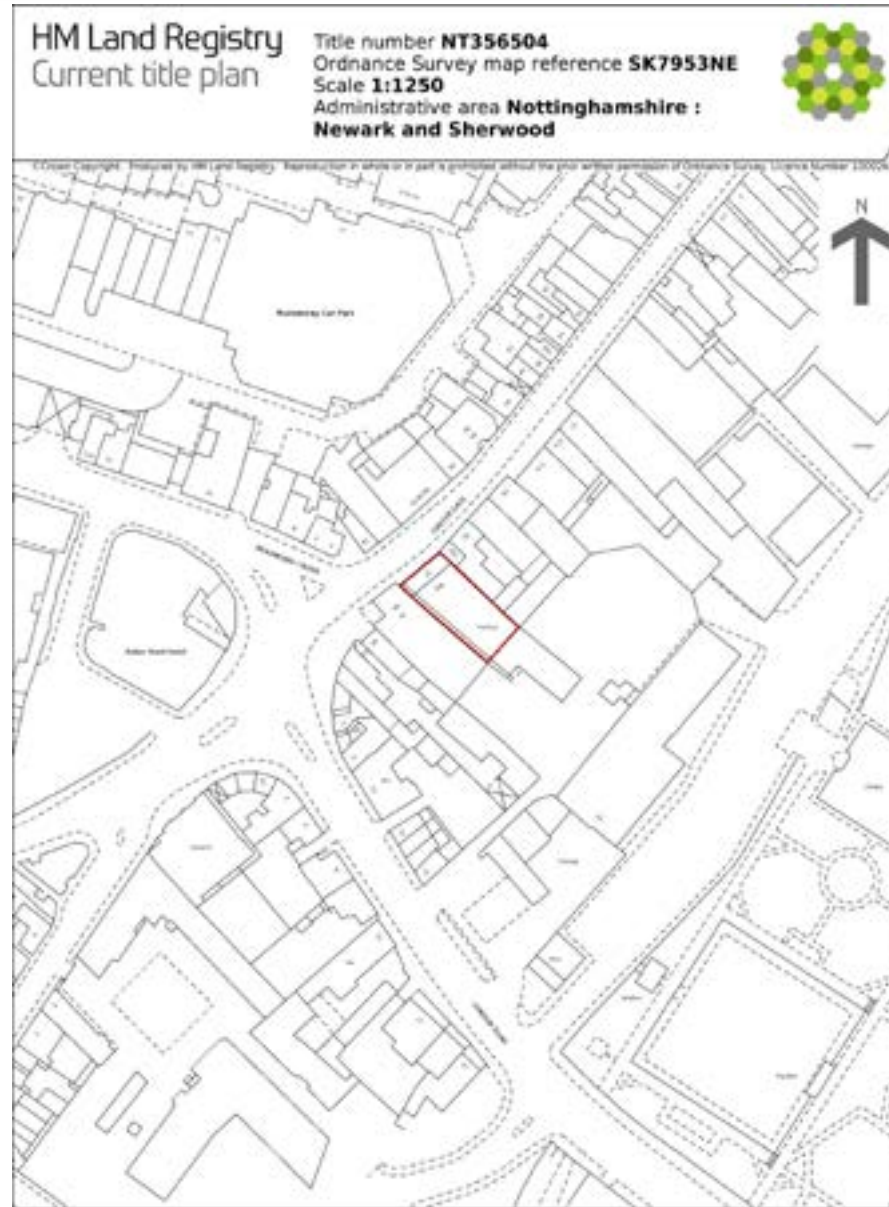












This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 17 February 2023 at 14:20:07. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.