



WOOD MOORE & CO.



SUBSTANTIAL TOWN CENTRE FORMER BANK PREMISES WITH CAR PARKING
37 Castlegate, Newark NG24 1BD

- **Landmark town centre premises in prominent & busy main road location**
- **Accommodation extending to 3,632 ft² (337.5 m²)**
- **Close to the historic Market Place and retail core**
- **Includes adjacent car park**
- **Ideal for retail, office, clinic or consulting room uses**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

The premises are situated on Castlegate with return frontage to Stodman Street in a prominent town centre location on one of the principal routes linking the town with the A1/A46/A17 junction. The town centre amenities include the historic market place and water front areas, both of which are a few minutes walk from the property.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

A rare opportunity to acquire a prominent former bank premises with adjacent car park in a prominent trading location. The property was purpose built as a bank with largely open plan accommodation on the ground floor and is suited to a variety of alternative uses (subject to planning) with substantial car parking provision/external area. The accommodation provided extends to:

Description	ft ²	m ²
Ground Floor		
Sales/Banking Hall	1,868	173.6
First Floor		
Offices	828	76.9
Storage	50	4.66
Male & Female WC's	-	-
Basement		
Storage	886	82.3
TOTAL (NIA)	3,632	337.5

EXTERNALLY

The property has a substantial private car park with gated access from Castlegate.

SERVICES

All mains are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to suitability & capacity of the services for their intended use.

ENERGY PERFORMANCE

The property has an EPC rating of D (86). A copy of the certificate is available on request.

BUSINESS RATES

The property has a Rateable Value of £24,750. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

TENURE & PRICE

The property is offered For Sale freehold with vacant possession at guide of Offers In Excess Of **£495,000**

VAT

VAT is not payable in respect of a sale of this property.

COSTS

Each party to be responsible for their own legal & other costs incurred in the sale of this property.

VIEWING

For further information including floor plans or to arrange a viewing, please contact:

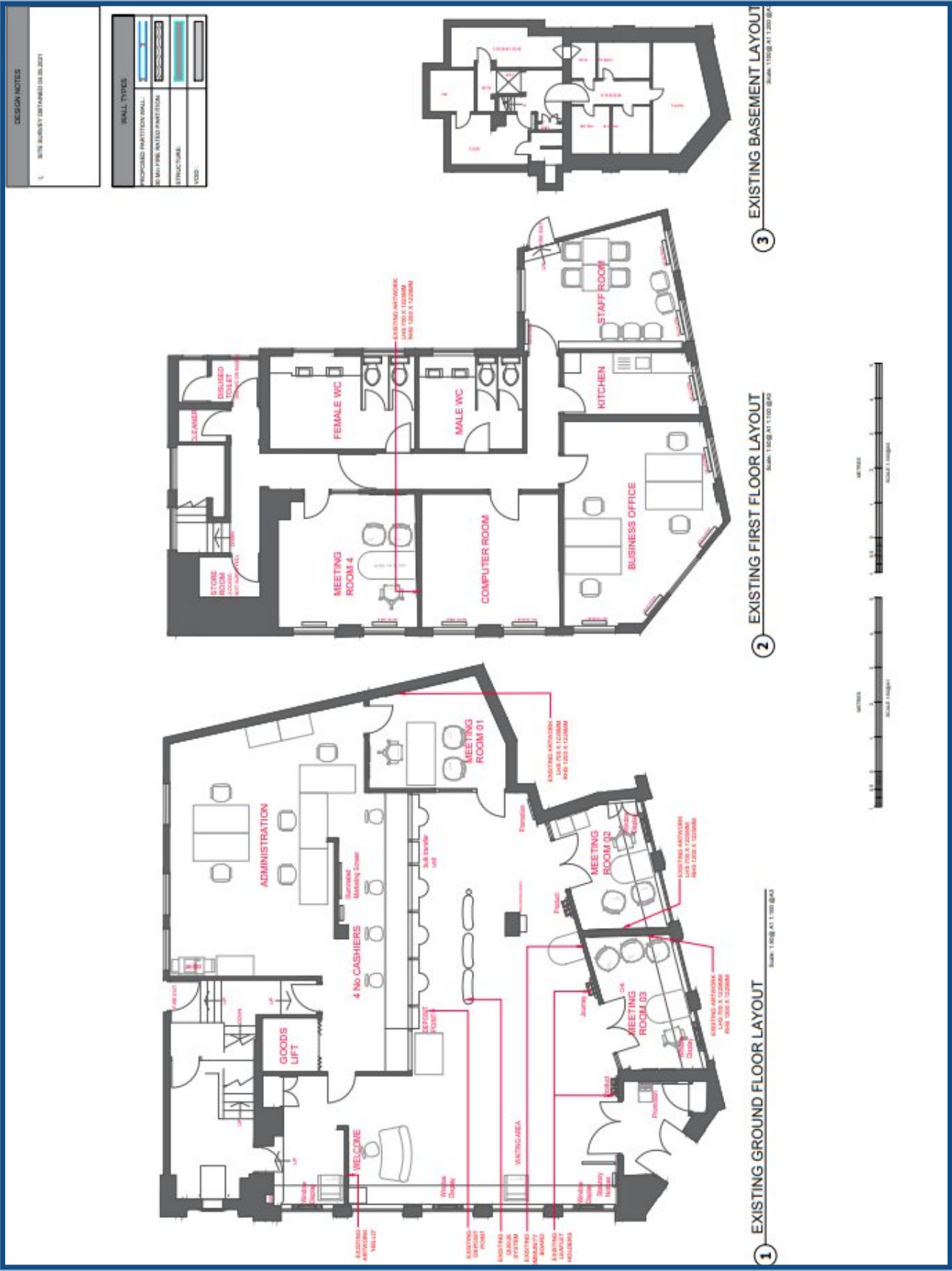
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Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate



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