



SITUATION

Located close to the junction with Church Street, which leads to Market Place, in this Historic Town Centre nearby multiples such as **Evans Pharmacy**, **Yorkshire Trading Co.** and **The Post Office** and a variety of independent retailers, estate agencies, pubs and coffee shops. Newark is famous for its connection during the Civil War of the 17th Century as a Royalist Stronghold and located approx. 16 miles north-east of Nottingham and approx. 1 1/2 miles from the A1.

PROPERTY

An attractive Grade II Listed mid terrace building comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats**, one at rear ground floor level and one on the first floor which also includes basement and ground floor access and store.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

Note 2: The section of the first floor flat which is over the side passageway does not fall within the Vendor's freehold title and is registered under title number NT190634 to Newark & Sherwood District Council. Refer to the lease of 15 St Leonard's Court in the legal pack.



£18,600 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Keith Harvey & Co
Tel: 01858 464 327 Ref: Sarah Collins
Email: sarah@keithharveyandcompany.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 37 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	22'11" 18'5" 18'4" 35'8"	D. Moore (t/a Newark Art Gallery)	1 year from 1st April 2023 (excl. s.24-28 of L & T Act 1954) (In occupation since 2019 - Renewal of a previous Lease)	£10,400	Effectively FRI £1,666.67 Rent Deposit held.
No. 39 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	23'6" 21'3" 14'7" 22'8"	Y. Hunter (t/a Gentz Barbers)	3 years from 24th May 2023 (excl. s.24-28 of L & T Act 1954)	£8,000	FRI by way of Service Charge £2,000 Rent Deposit held.
14 St Leonards Court, (Ground Floor Flat)	Not inspected.		Individual	125 years from 1st January 2018	£100	FRI by way of Service Charge Rent Reviews 2043 and 25 yearly linked to RPI.
15 St Leonards Court (First Floor Flat plus Basement & Ground Floor Access & Store)	Not inspected. (See Note 2)		Individual	125 years from 1st January 2018	£100	FRI by way of Service Charge Rent Reviews 2043 and 25 yearly linked to RPI.
					Total: £18,600	

Rear of the property



Interior view of No.37

