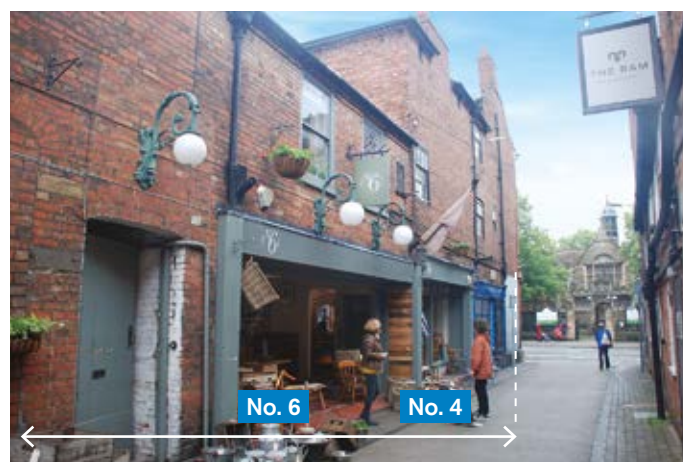


Lot 18

2, 4, 6, 8, 10 & 12 Boar Lane & 21/21a Castle Gate,
Newark, Nottinghamshire NG24 1AJ



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SITUATION

Occupying a rectangular corner site within this Historic Town Centre of Newark which is famous for its connection during the Civil War of the 17th Century as a Royalist Stronghold located close to the River Trent and approx. 1 ½ miles from the A1.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An attractive part Grade II Listed corner building comprising:

- **2 Ground Floor Shops with separate front access to a first and second floor upper part** fronting Castle Gate which was previously used for residential.
- **3 Ground Floor Shops and 1 Self-Contained Flat** fronting Boar Lane.
- A small **2 Storey Cottage** entered from Boar Lane which shares a communal courtyard.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
21 Castle Gate & 2 Boar Lane	Shop 21 (see Note) Gross Frontage 18'0" Internal Width 15'8" Built Depth 33'0" WC First and Second Floors (see Note) 8 Rooms, Bathroom, 3 WCs	M. Ekter (with personal surety) (Kebab/Pizza Take-away)	20 years from 1st September 2000	£12,000	FRI (subject to a schedule of condition). ERV £25,000 p.a.
21a Castle Gate	Shop 21a (see Note) Gross Frontage 22'6" Internal Width 17'6" Built Depth 38'0" WC Plus Cellar	M. K. Wong (Chinese takeaway)	20 years from 28th November 2003	£15,000	FRI The rent was agreed at £17,500 p.a. in 2008 as stated in the Rent Review Memorandum.
4, 6, & 8 Boar Lane	Shop 4 Gross Frontage 16'6" Internal Width 15'6" Built Depth 18'0" Shop 6 Gross Frontage 22'6" Internal Width 21'10" Built Depth 32'2" WC Flat 8 – Ground and First Floor 4 Rooms, Kitchen, Bathroom/WC	Ms J. M. Stevenson (Furnishings)	5 years from 1st May 2014	£7,000	FRI (subject to a schedule of condition and a maximum contribution of £1,000 p.a. towards common parts). The Tenant did not operate the 2017 Break Clause.
12 Boar Lane	Shop 12 Gross Frontage 14'0" Internal Width 13'8" Shop Depth 16'0" Built Depth 24'0" WC	Mr & Mrs P. Cook (Rugs & Gifts)	5 years from 9th March 2018 (excl. s24-28 of L & T Act 1954)	£6,000	FRI Rent Review 2021. Annual Mutual Break from March 2020. The tenant did not operate the March 2019 Break Clause.
10 Boar Lane	10 Boar Lane – Cottage Ground Floor 2 Rooms First Floor 1 Room plus Bathroom/WC Area Approx. 470 sq ft			VACANT	
				Total: £40,000 Plus Vacant Cottage	

Note: Shops 21 & 21a and the Upper Parts above were not measured internally. Floor plans available from the Auctioneers.

£40,000 p.a. Plus Vacant Cottage

The Surveyors dealing with this property are
John Barnett and Steven Grossman

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Rice Jones & Smith

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