



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.

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.

Refer to the Auctioneers for the floor plans of the property.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

There may be potential to convert the upper parts above 21 and 21a Castle Gate to Residential Use, subject to obtaining possession and the necessary consents.

All enquires should be made with the Local Authority – Newark & Sherwood District Council – Visit: www.newark-sherwooddc.gov.uk



£54,300 per annum

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

Vendor's Solicitors

Woodstock Legal Services

Tel: 0330 088 5792 Ref: Maria Schultz

Email: m.schultz@woodstocklegalservices.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including 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
21 Castle Gate & 2 Boar Lane (Shop & First Floor Front)	21 Castle Gate & 2 Boar Lane¹ Gross Frontage 18'0" Internal Width 15'8" Built Depth 33'0" WC First Floor Front¹ 2 Rooms, a Store and a Commercial Kitchen		M. Etker (t/a Bodrum Kebab House)	20 years from 1st September 2020 (renewal of a previous lease – in occupation since 2008)	£16,000	IRI (subject to a schedule of condition). Rent Reviews September 2025 and 5 yearly.
21a Castle Gate (Shop & Cellar)	Shop 21a¹ Gross Frontage 22'6" Internal Width 17'6" Built Depth 38'0" WC Plus Cellar		Z. Iqbal (t/a Kingz Karahi)	5 years from 1st February 2024	£17,000	Effectively FRI by way of service charge (capped at £500 p.a. (excluding Buildings Insurance) until March 2026). Rent Review 2027. £4,250 Rent Deposit held.
21 Castle Gate (First Floor Rear & Second Floor)	First Floor Rear¹ 2 Rooms and a Large Landing Second Floor¹ 4 Rooms WC		M. Etker	Tenancy at Will from September 2021 subject to 1 months notice	£3,300	
4 & 6 Boar Lane (2 Shops)	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		J. Coops (t/a Beau & Brooke Home and Garden products)	5 years from 1st February 2025	£11,500	Effectively FRI by way of service charge. Rent Reviews 2028 £2,500 Rent Deposit held.
8 Boar Lane (First & Second Floor Flat)	Not inspected		Individual(s)	999 years from July 2021	Peppercorn	Effectively FRI by way of service charge.
12 Boar Lane (Shop)	Gross Frontage 14'0" Internal Width 13'8" Shop Depth 16'0" Built Depth 24'0" WC		S. Rubino (t/a The Little Hair Extension boutique)	3 years from 1st March 2024 (in occupation since March 2021)	£6,500	Effectively FRI by way of service charge. £1,625 Rent Deposit held.
					Total: £54,300	
¹Not inspected by Barnett Ross.						

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