

Newark-on-Trent – 47/49 Balderton Gate NG24 1UE  
Retail/Office Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Newark-on-Trent – 47/49 Balderton Gate NG24 1UE

## Retail/Office Premises to Rent



### Property Features:

- Comprises Grade II Listed commercial premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.

### Property Description:

Comprises two-storey retail premises previously t/a photography studio, providing the following accommodation and dimensions:

Ground Floor: 51 sq m (550 sq ft)

Open plan retail/office, storage, wc

First Floor: 35 sq m (377 sq ft)

Ancillary/storage

Total GIA: 86 sq m (926 sq ft)



# Newark-on-Trent – 47/49 Balderton Gate NG24 1UE

## Retail/Office Premises to Rent



### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £95 per week (PCM: £411.66)

Rent Year 2: £125 per week (PCM: £541.66)

Deposit: £1,625 (3 Months)

### Rateable Value:

Rateable Value - £3,100 p.a.

Rates Payable - £0\*

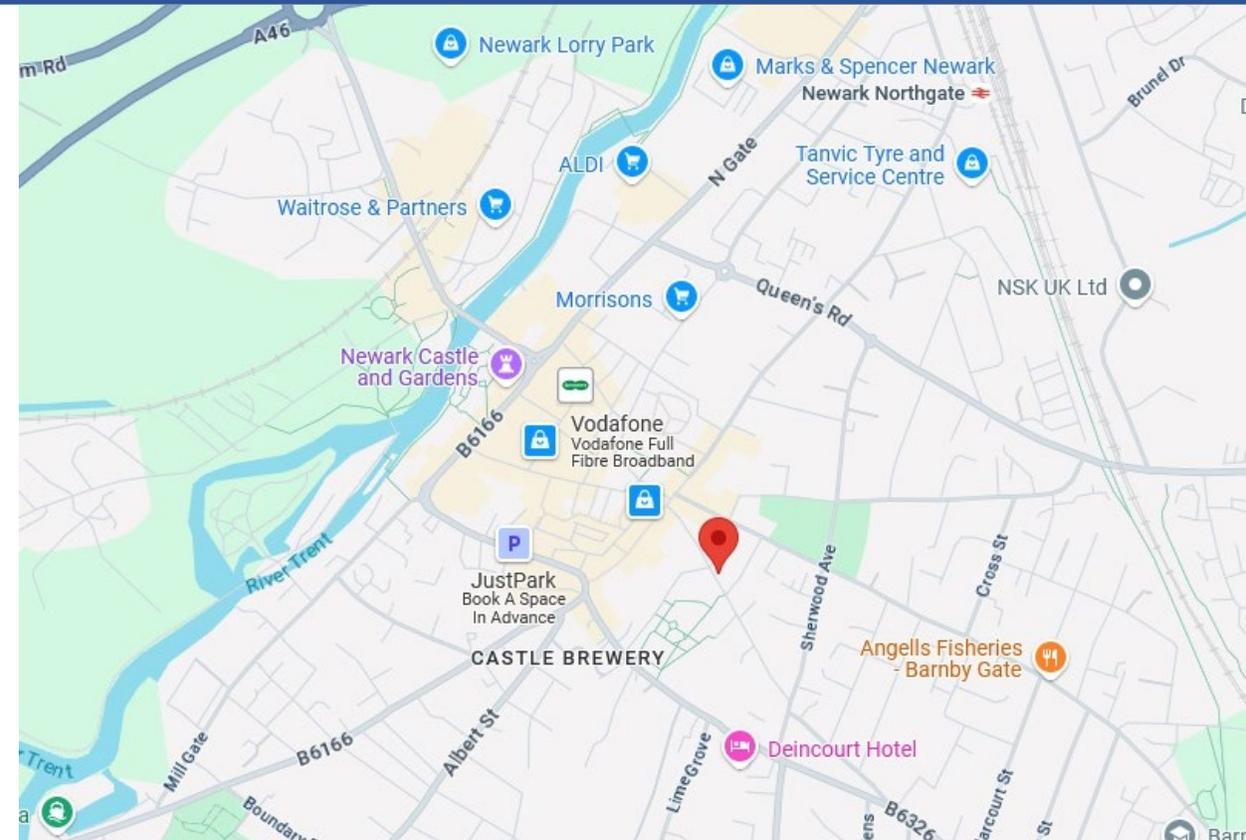
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Newark-on-Trent is an attractive market town situated 17 miles north-east of Nottingham and 16 miles south-west of Lincoln. The town is located at the junction of the A1 and A46 dual carriageways giving good access in both north to south and east to west directions. The property is situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.



# Newark-on-Trent – 47/49 Balderton Gate NG24 1UE

## Retail/Office Premises to Rent

### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.