

Newark-on-Trent – 47/49 Balderton Gate, Nottinghamshire NG24 1UE
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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

Freehold Retail Investment



Investment Consideration:

- Purchase Price: £75,000
- Gross Initial Yield: 7.97%
- Rental Income: £5,980 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey retail premises t/a Electronics Store
- Suitable for a variety of uses (Class E)
- Future residential development potential, STPP
- Situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 47-49 (Ground & First Floor)	Ground Floor: 51.00 sq m (550 sq ft) Retail areas, kitchen, wc First Floor: 35.00 sq m (377 sq ft) Ancillary accommodation	Individual t/a Electronics Store	3 Years from 5th May 2026	£5,980*	Note 1: FRI Note 2: Deposit held of £1,495 Note 3: No breaks Note 4: Tenant pays reduced rent of £4,940 p.a. for Year 1. The Vendor will top up rent, so the Buyer receives the equivalent to £5,980 p.a. from completion.
Total				£5,980	

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

Freehold Retail Investment



Property Description:

Comprises two-storey retail premises t/a electronics store, 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

Total GIA: 86 sq m (926 sq ft)

Tenancy:

The entire property is at present let to an Individual for a term of 3 years from 5th May 2026 at a current rent of £5,980* p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,495.

**Tenant pays reduced rent of £4,940 p.a. for Year 1. The Vendor will top up rent, so the Buyer receives the equivalent to £5,980 p.a. from completion.*



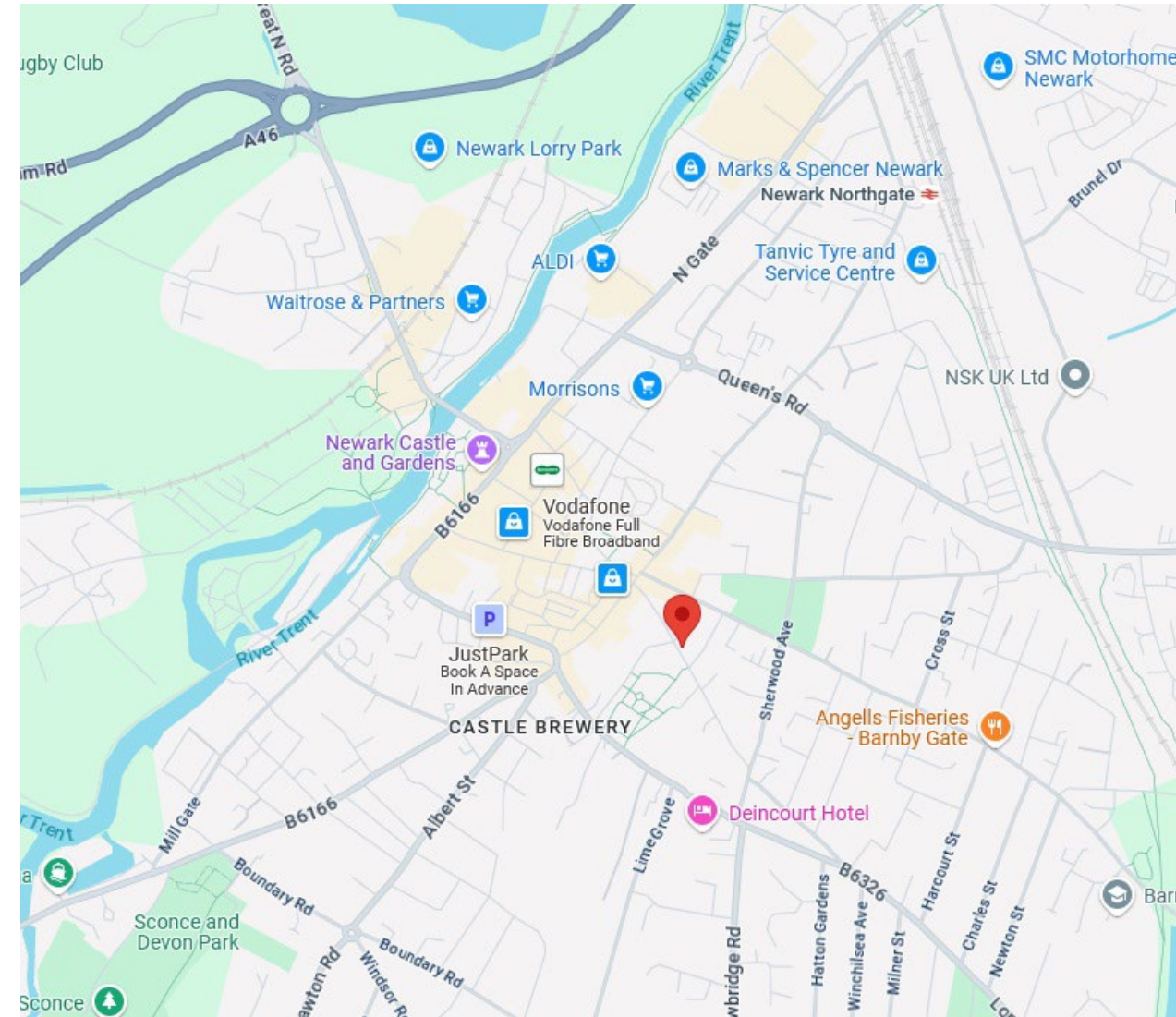
Newark-on-Trent – 47/49 Balderton Gate, Nottinghamshire NG24 1UE

Freehold Retail Investment



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, Nottinghamshire NG24 1UE

Freehold Retail Investment

Contacts:

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



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



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