

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



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Vacant Retail Investment



Investment Consideration:

- Purchase Price: £75,000
- Vacant possession
- ERV: £6,500 p.a. GIY: 8.67%
- VAT is NOT applicable to this property
- Comprises two-storey retail premises
- Suitable for variety of uses (Class E)
- Residential development potential, STTP
- Situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.



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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

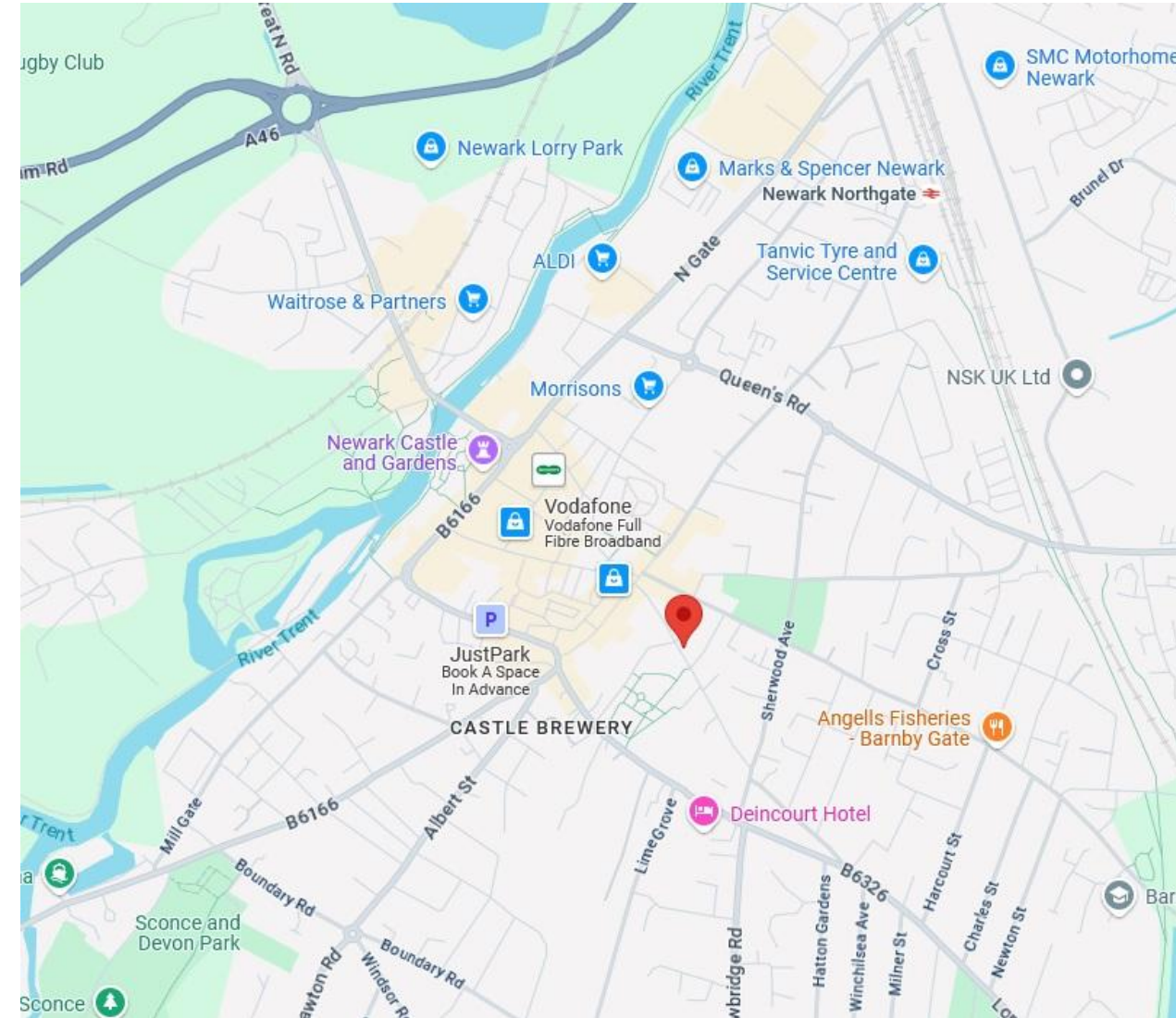
First Floor: 13 sq m (140 sq ft)

Ancillary

Total GIA: 64 sq m (690 sq ft)

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.



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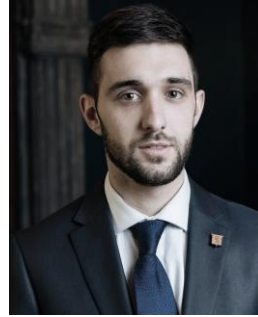
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Contacts:

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



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