Newark-on-Trent – Unit 3, 14 Barnby Gate, Nottinghamshire NG24 1PZ
Virtual Freehold Retail Investment

BLUE ALPINE
PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £85,000
- Gross Initial Yield: 9.88%
- Rental Income: £8,400 p.a.
- Let until October 2029. No breaks.
- VAT is applicable to this property. TOGC available.
- Comprises ground floor retail shop t/a Motorbike Showroom
- Occupiers close by include Argos, Sports Direct, Cash Convertors, Oxfam and more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 14 - Unit 3 (Ground Floor)	Retail Shop: 90.30 sq m (972 sq ft) Open plan retail, storage, kitchen, wc	Individual	3 Years from 17 Octobber 2026	£8,400	Note 1: FRI Note 2: No breaks Note 3: Deposit held of £2,100 Note 4: Tenant pays reduced rent of £6,000 p.a. for Year 1 and £7,200 p.a. for Year 2. Fixed rental increase to £8,400 p.a. at beginning of Year 3 until the remainder of the term. The vendor will top up rent until 16.11.28 so the buyer receies the equivalent to £8,400 p.a. from completion.
			Total	**£8,400**	

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Property Description:

Comprises ground floor retail shop, t/a Motorbike Showroom, providing the following accommodation and dimensions:

Ground Floor: 90.30 sq m (972 sq ft)
Open plan retail, storage, kitchen, wc

Tenancy:

The property is at present let to an Individual for a term of 3 Years from 17th October 2026 at a current rent of £8,400 p.a.* and the lease contains full repairing and insuring covenants. Deposit held of £2,100.

* *Tenant pays reduced rent of £6,000 p.a. for Year 1 and £7,200 p.a. for Year 2. Fixed rental increase to £8,400 p.a. at beginning of Year 3 until the remainder of the term. The vendor will top up rent until 16.11.28 so the buyer receives the equivalent to £8,400 p.a. from completion.*

Tenure:

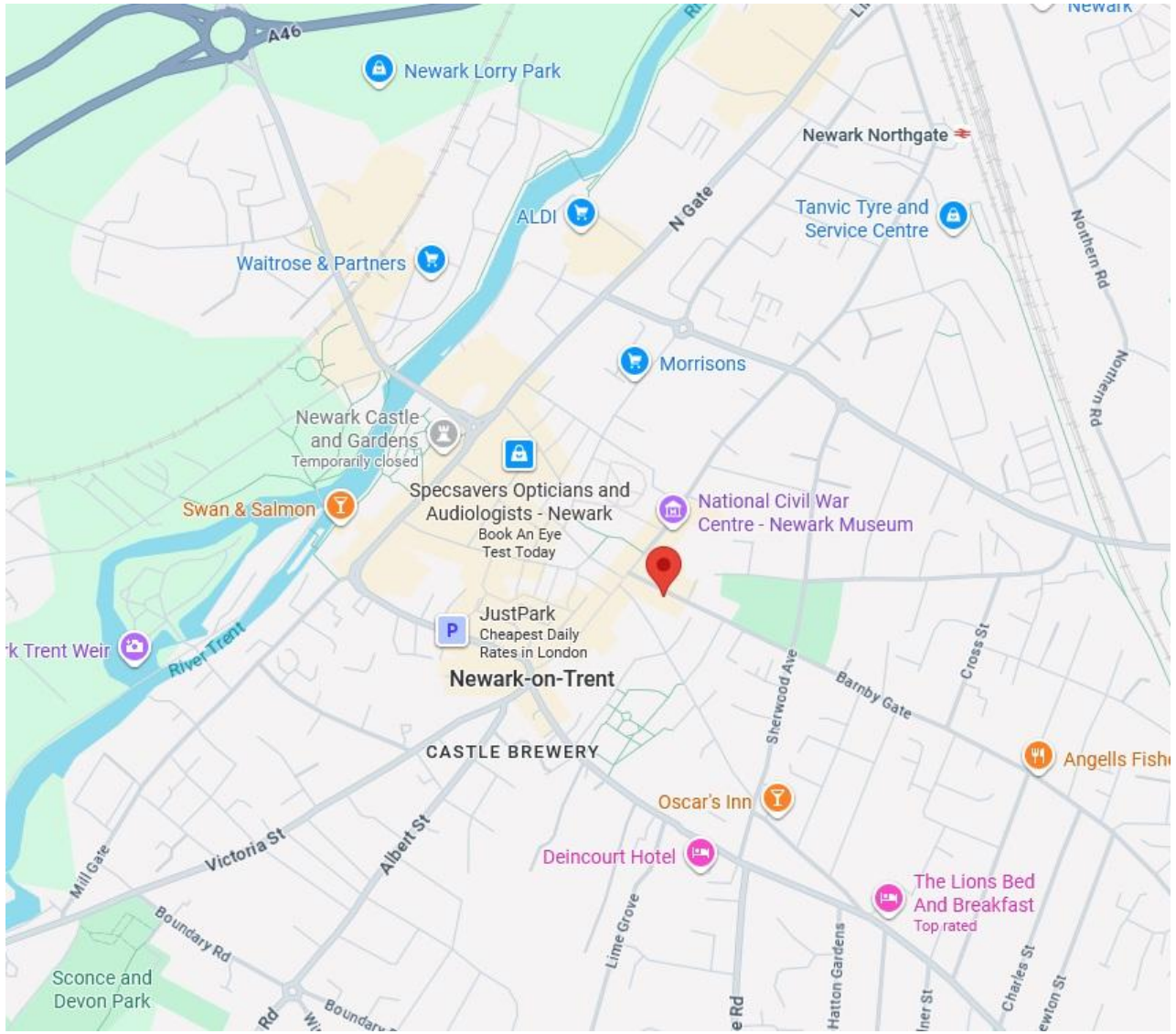
Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.



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Location:

Newark 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. Newark Northgate Station is 0.6 miles to the north-east of the property and provides direct trains to London and Leeds. The property is situated on the south side of Barnby Gate, between its junctions with Carter Gate and Guildhall Street, a short distance tothe east of the town centre. The rear of the property fronts Balderton Gate. Occupiers close by include Argos, Sports Direct, Cash Convertors and Oxfam amongst a range of local traders.



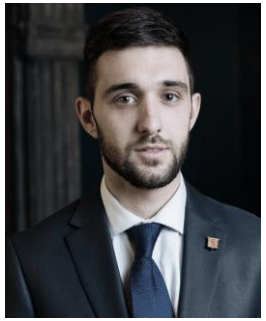
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Contacts:

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



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