

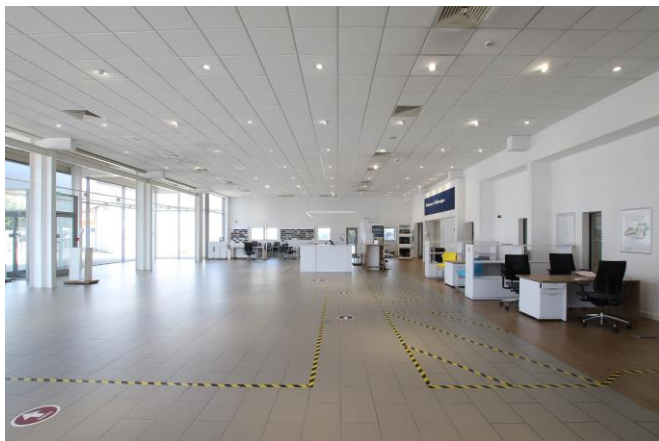
EATON COMMERCIAL

PROPERTY CONSULTANTS

0114 349 1190

FOR SALE/TO LET

HIGH QUALITY SHOWROOM AND WORKSHOP
**FOMER VW NEWARK, 2 NORTHERN ROAD, NEWARK,
NG24 2ET**



- 16,395 Sq,ft / 1,529.66 sq,m
- Site Area extends to 1.148 acres (0.465 hectares)
- High Quality Showroom and Workshop
- Additional Warehouse Unit
- Fomer JCT600 VW Newark

MBP3, MEADOWHALL BUSINESS PARK, CARBROOK HALL ROAD, SHEFFIELD, S9 2EQ

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Regulated by RICS





LOCATION

The property is located to the North of Newark Town Centre fronting onto Northern Road close to its intersection with the B6156 Lincoln Road and approximately 1 mile from the A1/A46/A17 Interchange. The immediate locality comprises a wide range and mix of industrial and commercial uses including other motor related businesses, trade counter & retail. Easy access to the town centre, railway station and road network.

DESCRIPTION

The property comprises of a high quality showroom along with workshops, parts storage, offices and external car sales areas. There is also an additional detached warehouse building within the site.

ASKING TERMS

Freehold Sale/To Let. Please contact the agents for further details.

COSTS

Both parties to be responsible for their own costs in connection with the transaction.

RATES

Rateable Value £55,500.00
Rates Payable £27,972.00

PLANNING

We are verbally advised that the site has existing consent as a motor vehicle showroom. Other potential uses may require appropriate consents. Interested parties should make their own enquiries with the local planning office.

EPC'S

Energy performance certificates are available upon request from the agents.

MISREPRESENTATION ACT 1967
These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate they are not guaranteed and do not constitute any part of any contract with misrepresentation Act 1967. June 2016 – Plans are not to scale

ACCOMODATION

	Area (sq,ft)	Area (sq,m)
Showroom & Offices	3,815	354.47
Workshop & Parts	4,301	399.52
Offices & Stores	922	92.18
Mezzanine – Staff & Stores	1,663	154.48
Detached Workshop	5,694	529.01
<u>TOTALS</u>	<u>16,395</u>	<u>1,529.66</u>

The site area extends to approximately 1.148 acres (0.465 hectares)

VIEWING AND FURTHER INFORMATION

Strictly by arrangements with the agents:-

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WOOD MOORE & COMPANY

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