

**Lot 44, 47-49 Balderton Gate, Newark-on-Trent,  
Nottinghamshire NG24 1UE**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Office and Development Opportunity

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## Property Information

### Freehold Office and Development Opportunity

- Attractive Grade II listed office building
- Approx. 64.30 sq. m. (691 sq. ft.) over ground and first floors
- May suit change of use or development (subject to consents)
- Popular residential area close to town centre
- VAT free

#### Lot

44

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

Office, Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

15 miles east of Nottingham, 16 miles south west of Lincoln, 35 miles south east of Sheffield

#### Roads

A46, A1, A617

#### Rail

Newark Castle Railway Station, Newark Northgate Railway Station

#### Air

East Midlands Airport, Doncaster / Sheffield Airport, Birmingham Airport

### Situation

The property is situated on the east side of Balderton Gate in a predominantly residential area, a short walk from Newark town centre.

### Tenure

Freehold.

### Description

The property comprises a Grade II Listed office building arranged over the ground and first floors. The property was historically used as a photography studio and may be suitable for change of use or development subject to obtaining the necessary consents.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	51.30 13.00	(552) (139)	VACANT
<b>Total</b>		<b>64.30</b>	<b>(691)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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2024