For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)





Freehold Office and Development Opportunity

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Freehold Office and Development Opportunity		Location		Description	
 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 		Miles Roads Rail	15 miles east of Nottingham, 16 miles south west of Lincoln, 35 miles south east of Sheffield A46, A1, A617 Newark Castle Railway Station, Newark Northgate Railway Station	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 free Lot 44 	Auction 15th May 2025	Air	East Midlands Airport, Doncaster / Sheffield Airport, Birmingham Airport	VAT VAT is not applicable to this lot.	
Vacant Possession Sector	Status Available		y is situated on the east side of Balderton Gate in a predominantly rea, a short walk from Newark town centre.	Octopus Bridging Loan for Buyers	
Office, Development	Auction Venue Live Streamed Auction	Tenure Freehold.			

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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
Total		64.30	(691)	

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

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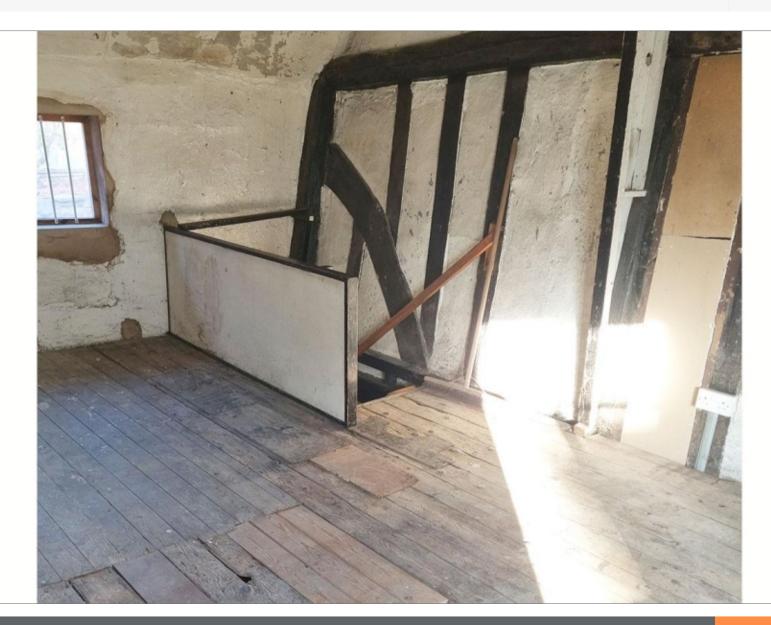




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