

FREEHOLD VP OPPORTUNITY – VAT FREE

**GEMINI HOUSE, FOREST ROAD
NEW OLLERTON**

SAT NAV REF:

NG22 9PL



- Semi- detached property situated on main shopping street adjacent Boyes, Post Office and The Healthy Foot Clinic.
- Adjacent £20 million Regeneration Scheme with completion 2028
- Ground floor 82 sq m (882 sq ft) and small rear yard with parking. First floor rooms 49 sq m (532 sq ft) – Potential flat.
- Rare freehold owner occupier opportunity
- Alternative use/conversion/development potential.
- **Price – £160,000. No VAT.**

TEL: **0115 986 3555**



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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The premises are located within New Ollerton Town Centre on the main shopping thoroughfare of Forest Road. Adjacent to Boyes Discount Store, the Post Office and the Healthy Foot Clinic.

On street parking for customers to front and rear staff parking with vehicular access to left of Healthy Foot Clinic.

Adjacent to a £20 million Forest Walk regeneration scheme due for completion in 2028 and to include new retail units, Office, Cinema and Leisure uses.



Proposed Scheme

DESCRIPTION

The premises are part of a semi-detached brick-built property under part pitched and mono pitched and flat roofs being part two storey and part single story. Part gas fired central heating (not tested) and part UPVC windows and timber framed windows to shop front.

Offering split level ground floor sales in three sections together with rear kitchen and WC and externally accessed stores.

First floor rooms that could be refurbished and with existing side entrance so could be self-contained. Offering 4 rooms and former bathroom with WC. Recently completed works to the main roof.

ACCOMMODATION

Ground floor – 82.00 sq m (882 sq ft)

First Floor - 49.00 sq m (532 sq ft)

Total Net Internal – 131.00 sq m (1,414 sq ft)

Outside – Rear Yard and parking

PRICE – £160,000.

TENURE & LEASES

Freehold with full vacant possession on completion.

The occupiers since 2018, Sleepy Beds, are vacating due to retirement.

RATING ASSESSMENT

The VOA have assessed the premises:

Rateable Value - £8,300(2026) Ground and first floor.

Interested parties should make their own enquiries. Qualifying occupiers may obtain 100% Small Business Rate Relief under the £12,000 threshold. Neither the landlords nor New West Ltd offer any warranty in respect of the Business Rates and interested parties must consult with the Local Authority/VOA.

PLANNING

The premises have been used for retail use for many years and now under Class E of the September 2020 Use Classes.

There may be potential for alternative uses should the premises become vacant either within E Class which includes retail, food and drink, financial and professional services, clinics and leisure uses or subject to planning for other uses.

There may be potential for residential to the upper floors and ability to self-contain with entrance from side.

The premises are not Listed and are not in a Conservation Area.

Interested parties should contact Newark & Sherwood District Council Planning Department (telephone: 01623 650 000).

Neither the landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) or Building Regulations and interested parties must consult with the Local Planning Authority.

Forest Walk Regeneration scheme:
Planning Granted June 2026 for demolition of The Forest Centre 111 Forest Road, the Former Lloyds TSB Bank Forest Road and the Town Hall, Sherwood Drive, and the erection of a mixed use proposed development including: a cinema/ leisure use/ café building; retail (Class E(a)), customer service/office facilities (class E(c)) and ancillary/shared areas; commercial office units (Class E(c)); and associated infrastructure; landscaping; public realm areas; and the erection of three dwellings with access and parking



Proposed Scheme

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as C71 expiring September 2027. The EPC & Recommendations Report are available upon request.

LEGAL FEES

Each party to bear their own legal costs incurred in the transaction.

However, there will be abortive legal fees undertaking required to pay the vendors fees should the buyers withdraw once solicitors instructed.

VAT

We understand that VAT is not applicable. However, the position regarding VAT is always reserved and purchasers must take their own advice.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

Strictly by appointment through the sole agents:
New West Telephone: 0115 986 3555 or
Philip Westin-Hardy 07771 754384
Email: philip@newwest.co.uk

PNW/1943/8.26 (2)







Energy performance certificate (EPC)

Gemini House
Forest Road
New Ollerton
NEWARK
NG22 9PL

Energy rating

C

Valid until:

6 September 2027

Certificate number: 0670-0933-5459-7401-9002

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

165 square metres

Rules on letting this property

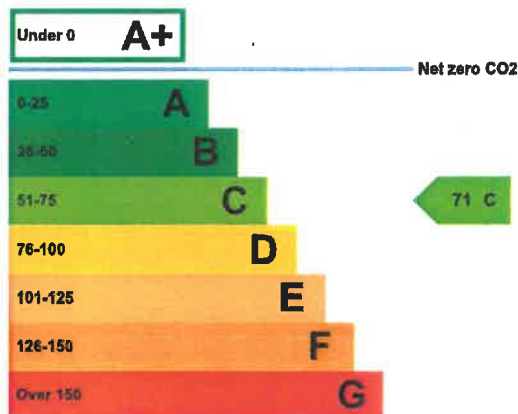
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

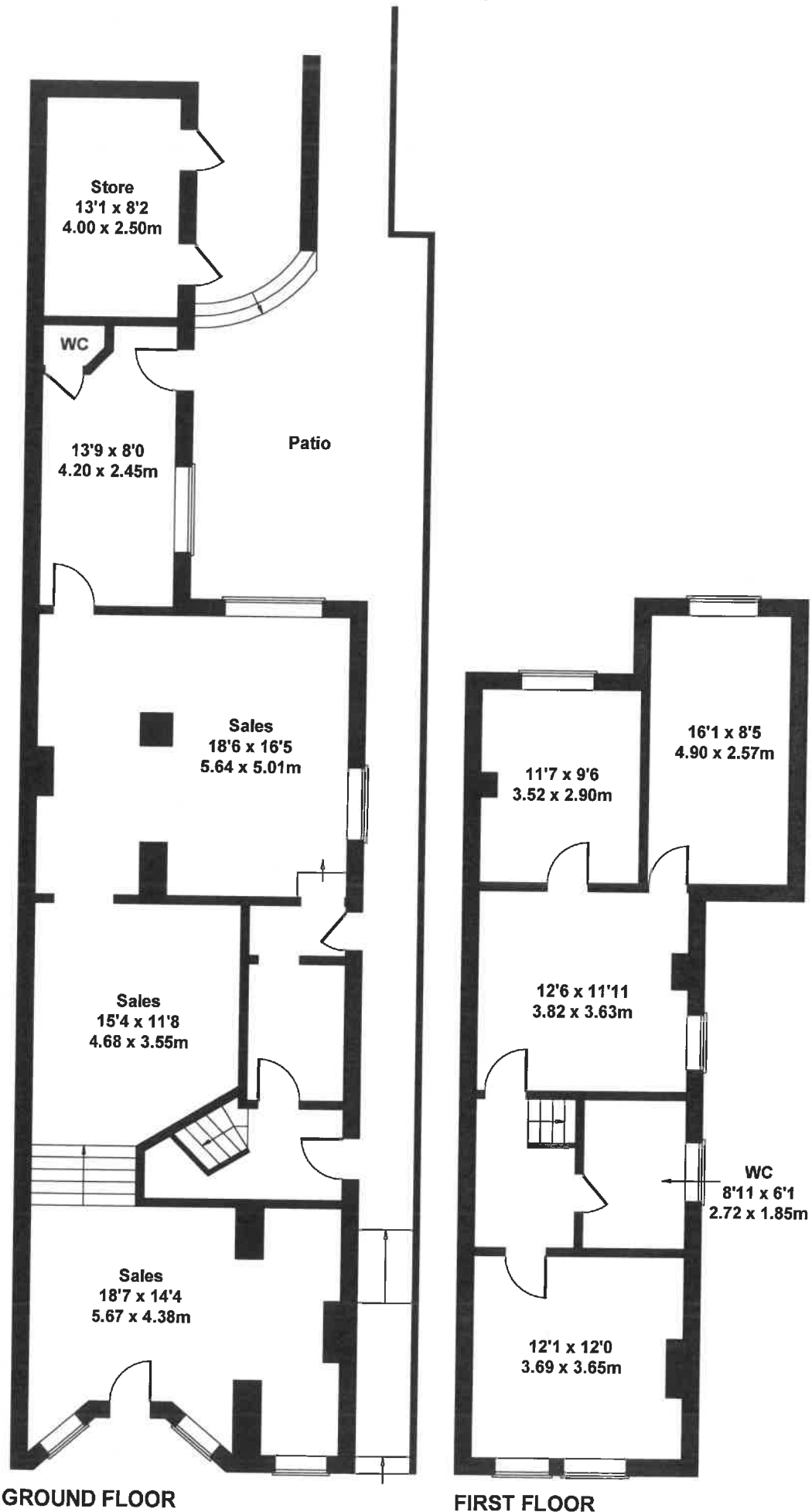
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Gemini House Forest Road New Ollerton NG22 9PL

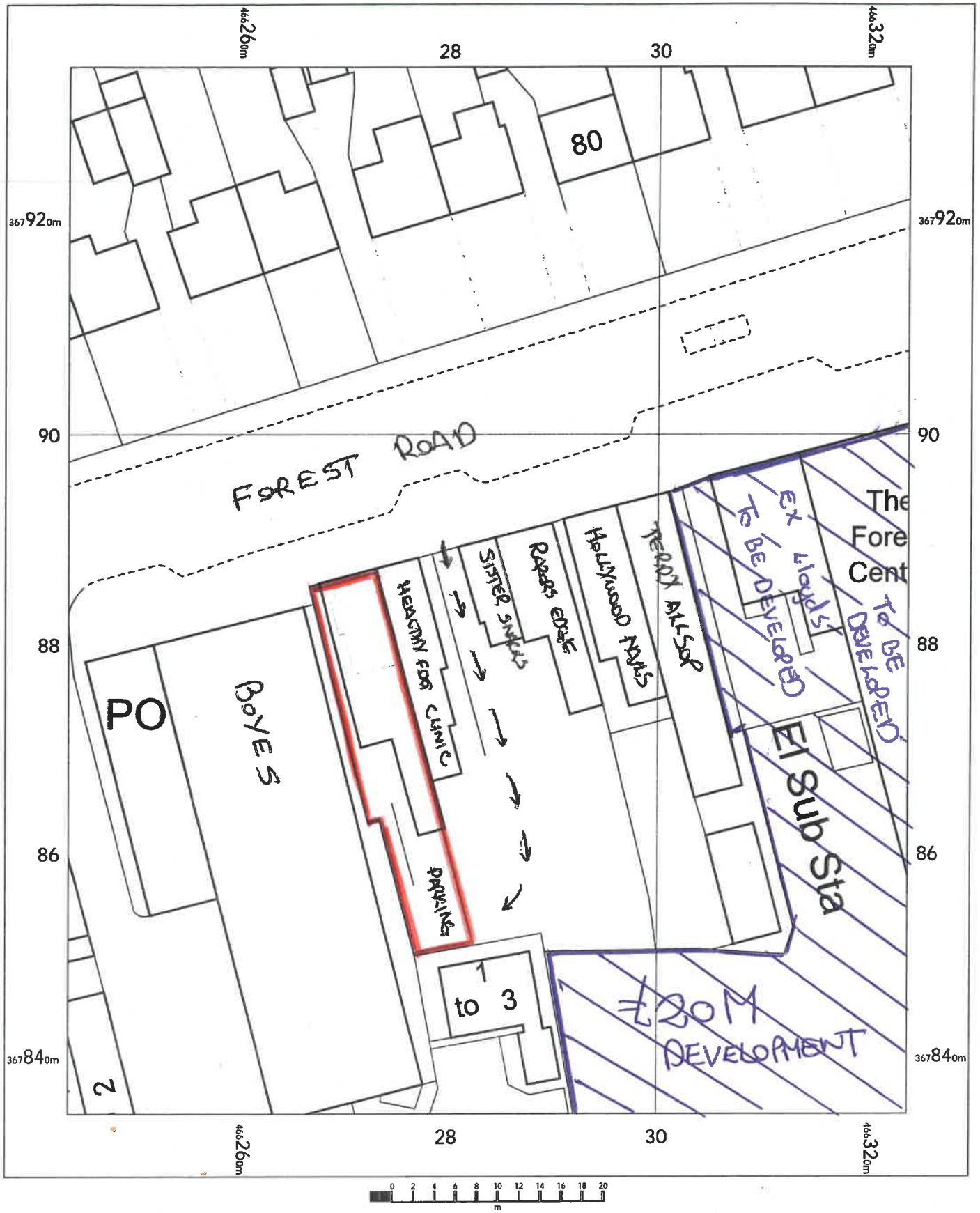
Approximate Gross Internal Area
1841 sq ft - 171 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



262b Forest Road
Ollerton
NG22 9PL

OS MasterMap 1250/2500/10000 scale
Thursday, July 23, 2026, ID: JEW-01289355
maps.johnewright.com

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