



**FOR SALE**

# 28-32B CASTLE GATE

NEWARK, NOTTINGHAMSHIRE  
NG24 1BG

**524.07 sq m** (5,642 sq ft)

Rare investment opportunity in the heart of Newark, with a Riverside location

- Guide price of £350,000 which reflects a net initial yield of 9.84% allowing for standard purchaser's costs
- Total rental income of £35,785 per annum
- Long-term tenants in situ
- Mixed use investment
- Re-development opportunity STP



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



## LOCATION

28-32B Castle Gate occupies a prime position in the heart of Newark-on-Trent, an historic and well-connected market town in Nottinghamshire.

The property is prominently situated on Castle Gate, one of Newark's principal thoroughfares, benefiting from strong footfall and excellent visibility.

## DESCRIPTION

A charming Grade II Listed property comprising two distinct buildings offering a versatile mix of retail, office, residential, and workshop space.

**28-30A Castle Gate:** A prominent and characterful three-storey frontage building, providing flexible accommodation across ground, first and second floors. Currently used for retail, office, and residential purposes, with potential for alternative uses (subject to planning).

**32A-32C Castle Gate:** A separate two-storey brick building to the rear, currently operating as a workshop and microbrewery. Independently accessed via a private roadway, which also serves dedicated parking for both elements.

## ACCOMMODATION / LEASE TERMS

Measurements are on a Net Internal Area basis:

Measurements are approximate and NG cannot guarantee their accuracy.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Please contact the sole marketing agents for additional details.

## TENURE

Freehold, subject to and with the benefit of the occupational leases.

## GUIDE PRICE

A guide price of £350,000, which reflects a net initial yield of 9.84% taking into consideration 3.8% purchaser's costs.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



	TENANT	USE	LEASE START DATE	TERM	SQ FT	RENT P.A.
28	Goldingays Family Law & Mediation Ltd	Office	15/08/23	5 years	982	£10,000
30A	AST	Residential	AST	AST	1 bed	£ 3,000
30-32B	Clark & English Newark Ltd	Showroom	23/04/2026	5 years	2,484	£15,085
32A	Just Beer Micropub Ltd	Micro Pub	25/03/24	15 years	1,246	£ 5,250
32C	Riley and Clark Interior Furnishings	Workshop	15/04/21	Holding over	930	£ 2,400
<b>TOTAL</b>					<b>5,642</b>	<b>£35,735</b>



### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

### CHARLOTTE STEGGLES

07954-996197  
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### THOMAS SZYMKIW

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thomas@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www.ng-cs.com