

## Commercial premises in town centre location

**315m<sup>2</sup> (3,391ft<sup>2</sup>)**

On 0.45 acres (0.18 hectares)

- Prominently situated at the junction of Queens Road and Appleton Gate
- Town centre location close to all local facilities
- Existing building suitable for owner occupier, trade and trade counter (subject to planning)
- Suitable for commercial or residential development (subject to planning)



**FOR SALE**



Location



Gallery



Contact

## Background

The former Newark Ambulance Station is to be sold with vacant possession following relocation of the facilities to Newark Police Station opposite the premises.

## Location

Located approximately 0.25 miles from Newark town centre on a busy road leading to Morrisons.

For further location information please refer to the map on the rear of the brochure.

## Description

The property comprises a single storey purpose built ambulance station with flat roof subdivided into ancillary and garage accommodation accessed via five roller shutter doors to the front elevation.

Whilst the property sits on a self contained site of circa 0.45 acres it should be noted that the adjacent business (currently Tyre & Exhaust) has access over the site to their premises.





Location



Gallery



Contact



## Floor Areas

The property has an approximate Gross Internal Area of:

**315m<sup>2</sup> (3,391ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Planning

The property currently has a sui-generis use. We believe the property is, subject to planning, suitable for light industrial, storage, trade counter and other similar uses.

It is also considered suitable for comprehensive site redevelopment subject to planning.

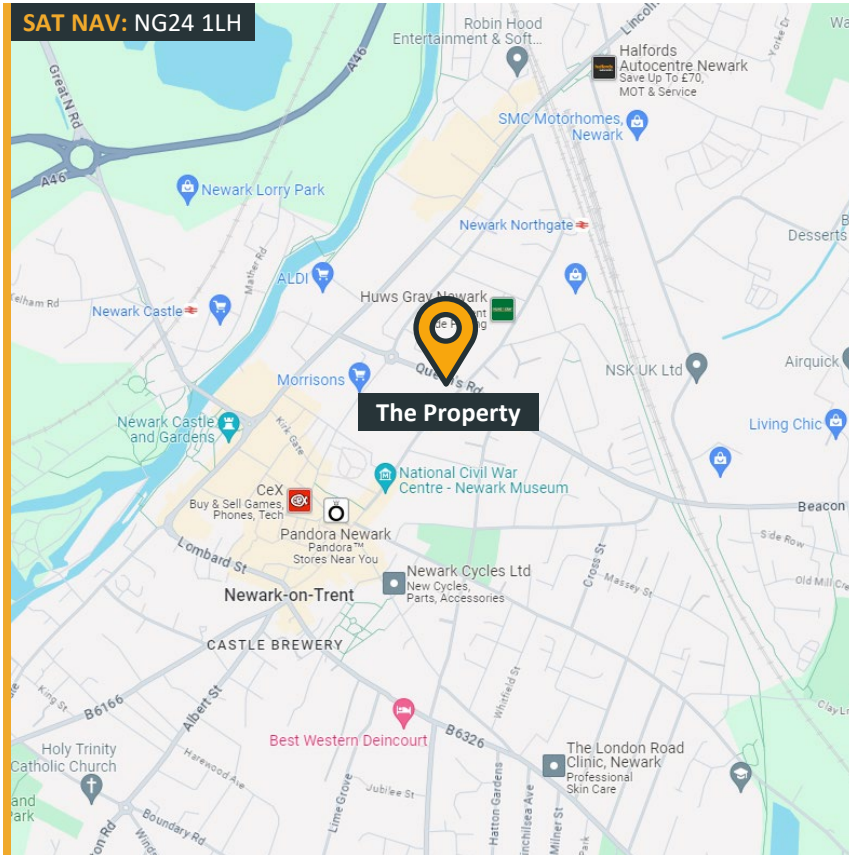
Interested parties should make enquiries direct to Newark & Sherwood District Council.

## Price

Offers are invited on either a conditional or unconditional basis with a guide price of:

**Offers in the region of £350,000  
(Three hundred and fifty thousand pounds)**

**SAT NAV: NG24 1LH**



## EPC

An EPC has been prepared and is available upon request.

## VAT

The VAT status is to be confirmed.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.