

Premises at Hawton Lane | Newark | Nottinghamshire | NG24 3EH

## Two detached warehouse units with trade counter on large securely fenced and gated site

1,555m<sup>2</sup>  
(16,741ft<sup>2</sup>)

- Two detached warehouses, one incorporating trade counter and office
- Large securely fenced and gated site of approx. 1.95 acres, predominantly surfaced
- Scope for expansion of the current buildings / erection of additional space on site subject to planning



**FOR SALE**



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## Location

The buildings sit on a securely fenced and gated extensive site, prominently set facing Hawton Lane.

## The Property

Formerly occupied by Jewson and used as trade counter and warehouse premises, the two detached buildings on this large securely fenced and gated site lend themselves to storage or potential other uses with the smaller of the two warehouses incorporating both office and trade counter facilities.

## Floor Areas

From measurements taken on site, we calculate the property has the following Gross Internal Area (GIA):

Description	M <sup>2</sup>	FT <sup>2</sup>
Building 1	992.56	10,684
Building 2	562.76	6,057
<b>Total GIA</b>	<b>1,555.32</b>	<b>16,741</b>

In addition, within Building 2 there is a mezzanine floor of circa 288.03m<sup>2</sup> (3,100ft<sup>2</sup>).

(This information is given for guidance purposes only)

## EPC

Building 1 – C-62

Building 2 – C-73





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## Specification

The specification of the properties includes:

### Building 1

- ◆ 3.65 metre eaves
- ◆ Trade counter
- ◆ Office space
- ◆ Kitchen and WCs
- ◆ Mezzanine floor of circa 288m<sup>2</sup> (3,100ft<sup>2</sup>)
- ◆ 1 loading door

### Building 2

- ◆ 5 metre eaves
- ◆ 4 level access loading doors
- ◆ Clean span space
- ◆ Separate store area

### Externally

- ◆ A predominantly surfaced securely fenced and gated site/yard with scope to extend the existing buildings and further develop the site, subject to planning consent
- ◆ The site extends to approximately 1.95 acres

## Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:-

**Rateable Value: £56,500**

**Rates Payable: £28,193.50**

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)





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## Indicative Demise Plan







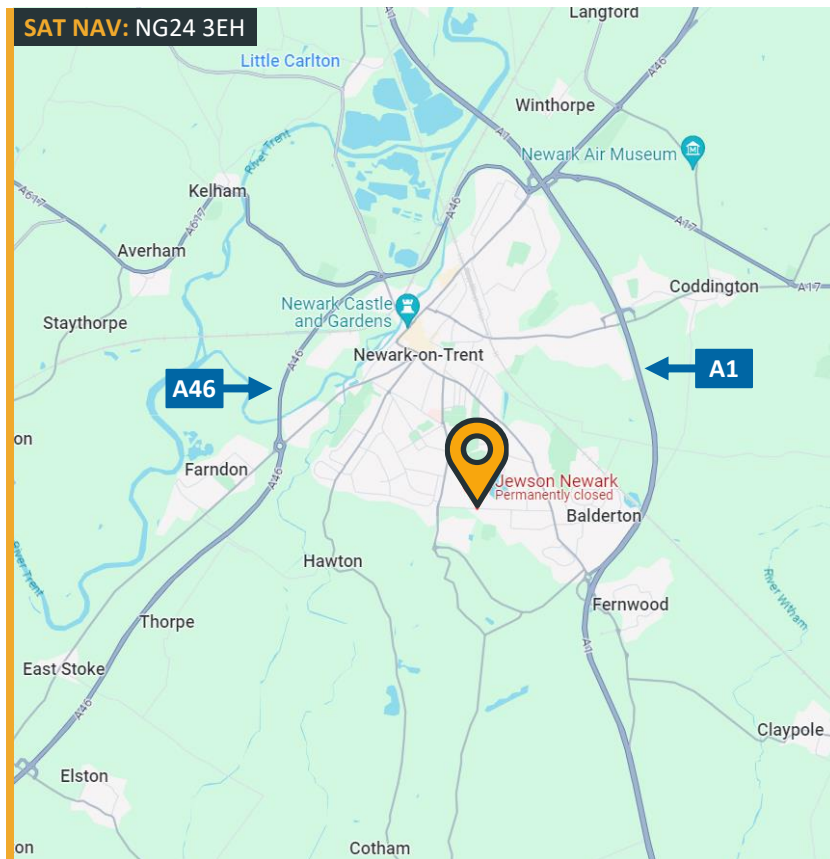
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## Price

The freehold interest with vacant possession is available and we are quoting:

**Offers around £1,050,000**  
**(One million and fifty thousand pounds)**

## VAT

We understand from the Vendor that VAT is not payable upon the purchase price.

## Further Information

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

**Tim Gilbertson**

07887 787 893

[tim@fhp.co.uk](mailto:tim@fhp.co.uk)

**Guy Mills**

07887 787 884

[guy.mills@fhp.co.uk](mailto:guy.mills@fhp.co.uk)



**0115 950 7577**

**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

19/02/2024

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