



Multi-unit Commercial Complex

19,762 Sq Ft (1,835.89 Sq M)

- Providing mix of trade counter, showroom and workshop units
- For Sale Freehold
- Close proximity to A1 and Newark Town Centre
- Scope for redevelopment, alternative use (subject to planning)

Multi-unit Commercial Complex

19,762 Sq Ft (1,835.89 Sq M)

Location

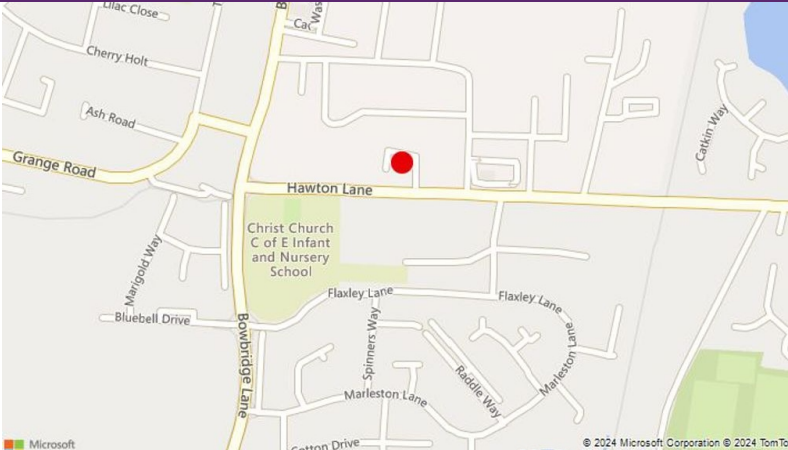
Hawton Lane is an established commercial area located on the immediate South side of Newark town centre, with main access to and from the town via Bowbridge Road which is serviced by public transport routes adding to the accessibility. The A1 is located to the East with Hawton Lane connecting to London Road providing both northbound and southbound access points. Despite the close proximity to the A1 it is considered the secondary commercial pitch, with Brunel Drive providing the primary and more favoured location to the North side of the town benefitting from the A46 and A17 connections from the Winthorpe Interchange junction.

Description

The property comprises a complex of showrooms, workshop and storage buildings upon a regular shaped level surfaced site. Benefitting from superb roadside profile the premises, currently used for the sale and maintenance of farm machinery, provides a low density arrangement upon a regular shaped plot of 1.51 acres.

The buildings include a main trade counter showroom with ancillary offices and mezzanine storage, 3 workshop buildings, a vehicle showroom and some open sided canopy storage.

The yard is a mix of tarmacadam and concrete, with parking areas allocated for both staff and visitors.



Accommodation

DESCRIPTION	SQ FT	SQ M
Trade Counter/Showroom	4,676	434.4
Central Workshop	2,955	274.52
Central Showroom	2,996	278.33
Workshop 2	4,509	418.89
Workshop 3	1,308	121.51
Lean-To Canopy Stores	3,318	308.24
Mezzanine	3,177	295.14
TOTAL	19,762 SQ FT	1,835.89 SQ M

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information please contact the sole agents CPP
Sean Bremner MRICS
T: 0115 896 6611
M: 07541 505 980
E: sean@cpp.uk

Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk

December 2024

Terms

For Sale - OIRO £950,000 + VAT where applicable

Rateable Value

£51,500
Warehouse & Premises

EPC Rating

EPC Available upon request



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.