

An aerial photograph of a town center in Newark, showing a mix of residential houses and commercial buildings. A specific site is outlined in red, consisting of a large open area, a small white building, and a larger brick building with a flat roof. The site is located on Cliff Nook Lane. The surrounding area is densely packed with houses and some trees. A road with cars and a white truck is visible in the foreground.

WOOD MOORE

Cliff Nook Lane, Newark, NG24 1LY

For Sale | 8,640 sq ft

Rare town Centre office and site with additional development opportunity (0.73 acre site)

woodmoore.co.uk

Cliff Nook Lane, Newark, NG24 1LY

Summary

- Price: £750,000
- EPC: D (93)

Further information

- [View details on our website](#)

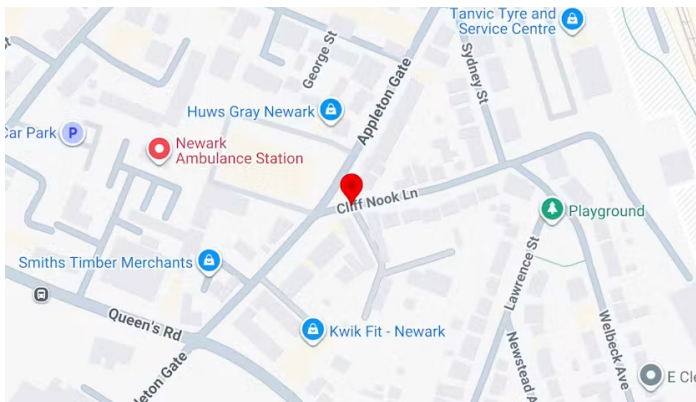
Contact & Viewings



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Description

The property comprises a rare town centre office and development opportunity extending to approximately 0.73 acres (0.30 hectares). The site offers two detached office buildings, comprising a two-storey office and a separate single-storey office, together with a range of ancillary store buildings.

Benefitting from a low site coverage ratio, the property provides extensive external areas including parking for approximately 20+ vehicles and additional storage land. The significant proportion of undeveloped land presents opportunities for redevelopment, expansion or alternative uses, subject to obtaining the necessary planning consents.

Location

The property is situated on Cliff Nook Lane, close to its junction with Appleton Gate, in a well-established commercial location on the edge of Newark town centre. The position benefits from convenient access to local amenities, Newark North Gate and Newark Castle railway stations, and the A1, A46 and A17 trunk roads.

Accommodation

A schedule of accommodation is documented below:

Floor/Unit	Building Type	sq ft
Ground	Office	1,474.67
1st	Office	1,474.67
Ground	Office	3,915.73
Unit	Industrial	1,775

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Accommodation

The property comprises two detached office buildings together with ancillary store accommodation, providing a mix of open-plan and private office space finished to a good modern standard.

International House is a two-storey office building benefiting from a barrier-controlled access system providing secure site entry, together with a reception area, gas fired central heating, air conditioning, kitchen facilities, and WCs.

The single-storey office building provides well-presented office accommodation with air conditioning throughout and a specification including LED lighting, CCTV, intruder alarm, fire alarm system and noise-cancellation system. The accommodation also benefits from kitchen facilities and WCs. The accommodation is configured to provide a combination of open-plan offices and individual meeting rooms/private offices.

Tenure

The Property is available for sale Freehold, with vacant possession at a price of £750,000.

Note, two additional adjacent titles are available for sale via separate negotiation; identified in blue on the attached plan.

VAT

We understand that there will be no VAT payable on the sale price.

Viewings

All viewings are to be arranged via the instructed sole agents.

