

WOOD MOORE

**23 Mill Gate, Newark, NG24 4TR**

For Sale | 2,266 sq ft

Attractive Town Centre Office Investment For Sale

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## 23 Mill Gate, Newark, NG24 4TR

### Summary

- Price: £335,000
- Lease: New Lease
- Terms: 5 years

### Further information

- [View details on our website](#)

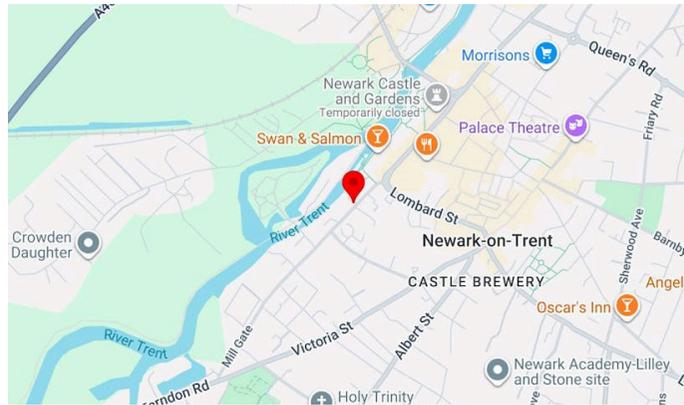
### Contact & Viewings



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### Description

The property is an attractive detached Grade II Listed building providing modular accommodation over 3 floors with private parking to the rear, for up to 8 cars.

### Location

Situated within a short walk from the town centre, the premises are located within the attractive Millgate Conservation Area which has benefited from much redevelopment in recent years and now consists of a pleasant mix of business, residential and leisure uses. Newark is an historic and thriving market town with a resident population in the order of 40,000 and a district population of around 90,000. The town is served with excellent communication links being situated at the A1, A46 & A17 trunk roads and with rail services via the East Coast main line to London and local services to the surrounding larger centres of Lincoln and Nottingham which are approximately 15 & 19 miles away respectively.

### Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Building Type	sq ft
Ground - Offices	Ground	Investment - Office	814
1st - Offices	1st	Investment - Office	802
2nd - Offices & Stores	2nd	Investment - Office	650
<b>Total</b>			<b>2,266</b>

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.



### Services

We understand that all mains services are available at the premises. Please note that the services have not been tested and prospective buyers should satisfy themselves as to the condition and suitability of the service by making their own enquiries.

### Energy Performance

The current EPC rating for the property is D(89)

### Business Rates

The property has a Rateable Value of £17,000 (w.e.f 01.04.2026).

### VAT

VAT is not payable in respect of a sale of this property

### Tenure

The property is offered for sale Freehold subject to, and with the benefit of, the existing tenancy. The property is let to Counselling And Support for Young People, a company Ltd by Guarantee, Registered in England and Wales No. 4310724, Reg Charity No.1092938. The existing lease is for a 5-year term expiring 21 November 2030 at a rent of £25,000 p.a. The lease contains a tenant option to break on the 3rd anniversary of the term. A copy of the lease is available on request.

### Viewing

Strictly by appointment only. Given the sensitivity & confidentiality of the tenant's business under no circumstances should interested parties visit the premises without prior arrangement through the agents.