

WOOD MOORE



## Farndon Crossroads Garage, Fosse Road, Newark, NG24 3SE

For Sale | 3,299 sq ft

Established Garage in a Key Strategic Position (frontage to Fosse Road)

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## Farndon Crossroads Garage, Fosse Road, Newark, NG24 3SE

### Summary

- Price: £350,000
- Business rates: £2.42 per sq ft (effective from 1 April 2026)
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

BEST AND FINAL OFFERS REQUIRED BY 12 NOON, 27TH FEBRUARY 2026 – Farndon Cross Road Garage is a, detached workshop/industrial premises extending to approximately 3,299 sq ft set within a secure 0.3 acre site with gated access. The building offers a flexible industrial/workshop layout, benefitting from high visibility and easy access from Fosse Road. The property includes a mixture of workshop bays, ancillary offices and storage areas. The secure yard and ample parking space enhance its suitability for occupiers requiring both operational space and external storage/manoeuvring areas.

The established business currently operating from the site provides an excellent income stream and commercial opportunity, with the business goodwill, fixtures and fittings available by separate negotiation.

### Location

Positioned prominently on Fosse Road in Farndon, a highly accessible roadside location just to the south of Newark, Nottinghamshire. Farndon provides excellent connectivity to the A1 and A46, offering easy access to Newark, Nottingham and the wider East Midlands region. The location benefits from strong passing trade and visibility for passing traffic.

### Accommodation

The Property comprises an detached workshop premises across two bays, office and toilet facilities. Two roller shutters serve each bay. The accommodation extends to:

| Building Type          | Size        | Availability |
|------------------------|-------------|--------------|
| Industrial / Warehouse | 3,299 sq ft | Available    |

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.



### Terms

The FREEHOLD is offered for sale by private treaty.

### Business, Goodwill and Fixture and Fittings

In addition to the property itself, there is an established and well-regarded business currently trading successfully from the premises. This presents a rare opportunity for an incoming purchaser to acquire not only a prominent commercial property but also a going concern with an existing customer base and trading history. The business goodwill, fixtures and fittings are available by separate negotiation, offering flexibility for buyers seeking either owner-occupation for their own enterprise or a turnkey operational opportunity.

### Rateable Value

The property has a Rateable Value of £16,000, effective from 1 April 2026. Interested parties are advised to make their own enquiries with the local billing authority to confirm the rates payable and to establish whether any small business rate relief or other concessions may apply.

### VAT

We understand that VAT is not applicable to the purchase price.

### Energy Performance Certificate

An EPC has been requested and will be made available shortly.

