



41 and 42 Stodman Street, Newark,
NG24 1AW

Offers Invited £175,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- *An Interesting Investment Opportunity
- *Two Retail Units
- *First & Second Floor Residential Accommodation
- *Extensive Land To The Rear
- *Prominent Town Centre Trading Location
- *Vacant Possession On Both Units

A retail investment opportunity comprising two lock-up shops, first and second floor living accommodation, with outside a brick and pantile built outbuilding and sizeable land area.

No. 41 Stodman Street formerly an Outfitters shop comprises sales shop, seating area, changing room and kitchens. The first floor provides a front room, kitchen, shower room and on the second floor there are two bedrooms.

No. 42 Stodman Street provides a former Hairdressing Salon, lobby, waiting room and kitchen. The first floor provides sitting room, lobby, wash room, WC and on the second floor there are two bedrooms.

The property is offered with vacant possession on completion of the sale.

The property is situated on Stodman Street in the centre of the Market Town of Newark a thriving town with a good range of facilities and amenities including national and local retailers, supermarkets, banks, a fine Georgian Market Square, restaurants, bars and cafes. The immediate area surrounding the property is wholly prime retail with nearby occupiers including Andrew Michael Jewellers, Boots The Chemist and Holland & Barrett.

The residential population of Newark is 25,000 approximately together with a catchment area population of 113,000. The area is placed centrally in the UK with access to the A1 trunk road. Newark Northgate Railway Station provides regular and frequent mainline services to London King's Cross with journey times in just over 75 minutes.

The following accommodation is provided.

NO. 41 STODMAN STREET, NEWARK

SALES SHOP

12'2 x 20'4 (3.71m x 6.20m)
Frontage and overall depth.

LED lighting, front display window, cupboard and under stairs trapdoor to a cellar.

SEATING AREA

11'7 x 10'11 (3.53m x 3.33m)
Bench seating, LED lighting.

BACK LOBBY

With air conditioning unit.

CHANGING ROOMS

17'8 x 7'10 (5.38m x 2.39m)
Overall measurement, with cubicles partitioned, fitted spotlights and uPVC rear entrance door.

KITCHEN

16' x 7'10 (4.88m x 2.39m)
With twin bowl stainless steel sink unit.

LOBBY AND STAIRS TO:

LOFT ROOM

10'6 x 8' (3.20m x 2.44m)
Restricted height, Yorkshire sash window.

FIRST FLOOR

A winding staircase leads to a first floor landing with radiator.

FRONT ROOM

14'9 x 12'3 (4.50m x 3.73m)
Bay window, picture rail, radiator, fireplace with mahogany surround.

KITCHEN

9'6 x 4'9 + 11'6 x 6'2 (2.90m x 1.45m + 3.51m x 1.88m)
Fitted wall units, base units incorporating a one and a half sink unit. Cupboard containing the gas fired central heating boiler, double panelled radiator.

SHOWER ROOM

Shower cubicle, low suite WC, pedestal basin and radiator.

SECOND FLOOR

LANDING

With radiator.

FRONT ROOM

15'2 x 12'8 (4.62m x 3.86m)
Dormer window, double panelled radiator.

BACK ROOM

14'2 x 11'4 (4.32m x 3.45m)
Box sash window, double paneled radiator.

OUTSIDE

Block paved area and former garden. Brick and pantile outbuilding.

NO. 42 STODMAN STREET, NEWARK

SALON

12'2 x 16' (3.71m x 4.88m)
Frontage and overall depth.

Display window, LED lighting, panelled dado, air conditioning unit.

LOBBY

8'5 x 5'7 (2.57m x 1.70m)
Access to the cellar.

WAITING ROOM

14' x 10'2 (4.27m x 3.10m)
Bench seating, air conditioning unit and staircase off.

KITCHEN

13'1 x 7'8 (3.99m x 2.34m)
Stainless steel sink unit.

DISABLED WC

With close coupled WC, basin and electric hand dryer.

FIRST FLOOR LANDING

FRONT ROOM

14'9 x 12'1 (4.50m x 3.68m)
Hob fireplace, fitted cupboards, picture rail. Lobby off.

With access to:

WC

With low suite WC and basin.

WASH ROOM

9'3 x 4'7 (2.82m x 1.40m)

With basin.

SECOND FLOOR

LANDING

FRONT ROOM

15' x 12'6 (4.57m x 3.81m)

Hob fireplace, electric heating, Dormer window, Yorkshire slider window.

BEDROOM TWO

14'3 x 12'4 (4.34m x 3.76m)

Box sash window in rear elevation, vaulted ceiling and built-in cupboard.

SUMMARY OF FLOOR AREAS

No. 41 Stodman Street, Newark

Sales Shop - 240 sq. ft

Seating Area - 130 sq. ft

Changing Rooms - 135 sq. ft

Kitchen - 125 sq. ft

First Floor - Front Room, Kitchen and Shower Room

Second Floor - Two Bedrooms

No. 42 Stodman Street, Newark

Salon - 190 sq. ft

Lobby - 46 sq. ft

Waiting Room - 140 sq. ft

Kitchen - 100 sq. ft

First Floor - Sitting Room, Lobby, Wash Room and WC

Second Floor - Two Bedrooms

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

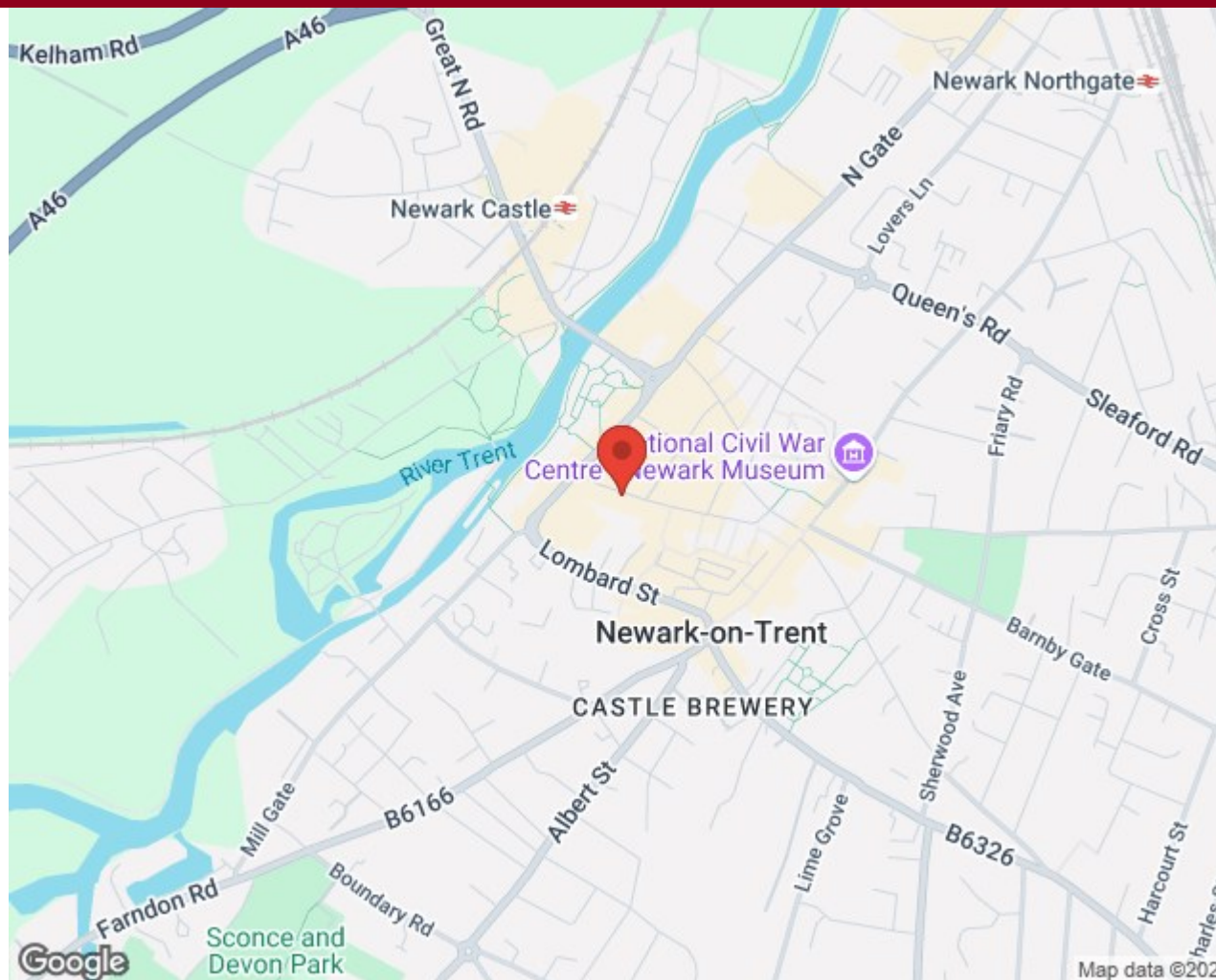
POSSESSION

Vacant possession will be given on completion.

RATEABLE VALUES

The property was removed from the rating list 27th June 2019.

Previously the rateable value of the combined property of No. 41 and No. 42 Stodman was £20,500.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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