

# 10 VICTORIA STREET

Newark, NG24 4UT



## Key Highlights

- Excellent town Centre location
- Suitable for a variety of uses, subject to planning permission
- Attractive Art Deco / Victorian Building
- Offers in excess of £1,500,000

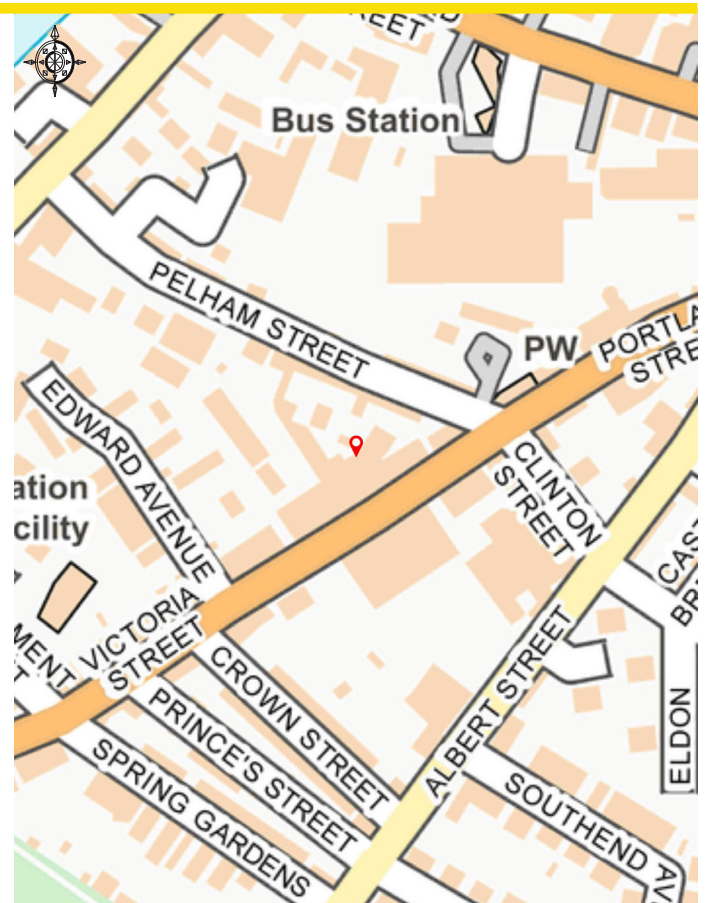
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SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
NG1 7DG

**+44 (0) 115 934 8000**

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## Location

Newark is a popular market town within a population of approximately 35,000 people. Nearby centres include Lincoln, approximately 20 miles to the north east, Mansfield approximately 20 miles to the west and Nottingham approximately 21 miles to the south west.

Victoria Street lies to the west of the town centre and benefits from access to the A1 trunk road and the dualled A46 to Leicester and the M1.

Newark Northgate Railway Station offers a direct line to Kings Cross with an average journey time of 1 hour and 30 minutes.

## Situation

The property occupies a prominent position fronting Victoria Street to the north close to its junction with Pelham Street, within a conservation area, directly opposite B&M Bargains and the Co-op.

The immediate vicinity is otherwise categorised by period residential property and the comprehensive amenities of the town centre are within a short walking distance, including Asda Newark Supercentre. In addition, within close proximity is the flagship Robin Hood Hotel mixed use development anchored by Travelodge.

## Description

The property comprises an attractive Art Deco / Victoria building arranged over ground, first and second floors being of a traditional brick construction under a combination of pitched and flat roofs. Typically of the periods, the building incorporates attractive brick detailing to the front elevation, incorporating full height and arched critical windows.

The property benefits from direct loading off Victoria Street leading through to a rear courtyard and parking area which incorporates a self-contained residential unit.

Internally, the property predominantly provides open plan storage, ancillary offices and residential accommodation. More specifically, warehousing provides heights ranging from approximately 4m to 4.5m, benefiting from excellent natural light and incorporating attractive architectural features such as exposed trusses and beams, together with close boarded timber floors.

Part of the second storey section has been converted to a substantial 'loft' style residential unit.

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## Accommodation

Measured on a gross internal basis in accordance with the RICS Code of measuring practice, the property has the following approximate floor areas:

FLOOR	SQ FT	SQ M
	30,000	2,787.101

The above floor areas are for guidance purposes only.

## Site

The site is approximately 0.504 acres (0.204 hectares).

## Tenure

The property is available on a freehold basis.

## Price

Offers in excess of £1,500,000.

## EPC

EPC available on request.

## Business Rates

Rateable Value (2017)	£20,200
Rates Payable (2019/2020)	£9,918.20

## Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

## VAT

VAT is not applicable to the sale.

## Anti Money Laundering (Aml)

Any offer accepted is subject to completing AML checks.

## Viewing & Further Information

Strictly by appointment only with the Sole Agent, Savills.



## Contact

**Victor Ktori**  
+44 (0) 115 934 8171  
vktori@savills.com

**Christine Thorn**  
+44 (0) 115 934 8152  
cthorn@savills.com

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