



NEWTON FALLOWELL

## Retail in NG24

Barnby Gate, Newark, Nottinghamshire,  
NG24 1QZ

**£130,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Town Centre Commercial Property & Commercial Building Plot To The
- ✓ Off Road Parking to the rear
- ✓ Currently A Popular Hair and Beauty Salon
- ✓ Investment Opportunity - Selling Due to Retirement
- ✓ Busy Residential Area

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
[commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk)

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via auction - fees, terms and conditions apply.

Presenting an exceptional investment opportunity in the heart of the town centre, this well-established commercial property, currently operating as a popular hair and beauty salon, is now available for sale due to retirement. Situated in a bustling residential area, the property benefits from high footfall and excellent visibility, making it an ideal choice for investors and business owners seeking a prime location.

The main building is thoughtfully arranged to accommodate a range of commercial uses, with bright and welcoming interiors that have been maintained to a high standard, reflecting its ongoing success as a salon. To the rear of the property, off-road parking is provided (a valuable asset for both staff and clients), enhancing convenience and accessibility. Additionally, the sale includes a commercial building plot to the rear, where foundations have already been laid, and comes with granted planning permission for the construction of a single storey commercial building (offering considerable scope for expansion or additional rental income). There is also planning permission for a change of use to residential for the salon. This unique combination of an existing, income-generating business premises and a development opportunity sets the property apart as a versatile and compelling proposition.

The property is offered for sale by the modern auction method, allowing for a transparent and efficient transaction process, with the added advantage of immediate exchange of contracts available. Investors will appreciate the flexibility to continue the current business or reconfigure the space to suit a variety of commercial enterprises, capitalising on the area's ongoing growth and vibrant community.

The proximity to the town centre ensures excellent transport links and amenities, supporting sustained demand for commercial space in this sought-after location. Whether you are looking to expand your portfolio, establish a new business, or develop the rear plot for further commercial use, this property represents a rare chance to secure a foothold in a thriving market.

Early viewing is highly recommended to fully appreciate the potential and versatility on offer. For further information or to arrange a viewing, please contact our office at your earliest convenience. This is a rare opportunity to acquire a prominent commercial property with significant development prospects, ideal for investors and owner-occupiers alike. Do not miss your chance to secure this prime town centre investment, offered with vacant possession and ready for immediate progression to contract exchange.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Please note we have not inspected this property.

Price: Starting Bid £130,000

Property Type: Retail

Business Type: Hairdressers

Parking: Off Street

## Location

Situated in a bustling residential area, the property benefits from high footfall and excellent visibility, making it an ideal choice for investors and business owners seeking a prime location.

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## Accommodation

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## Tenure

Freehold, title numbers NT596602 and NT298985

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## EPC

Rating B.

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 6.2020

Barnby Gate, Newark, Nottinghamshire, NG24 1QZ

Contact your local branch today for more information on this property:

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