



Flying Circus - Investment for sale

53 Castle Gate, Newark, NG24 1BE

Public House investment for sale

**Newark on Trent Town Centre
location**

6,000 sq ft
(557.42 sq m)

- 10 year lease (no Breaks)
- Rental increasing from £26k to £30k over 5 years
- Long established tenant
- Guide price £325k
- Finance available subject to status

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Summary

Available Size	6,000 sq ft
Price	£325,000.00
Rateable Value	£20,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Public House for sale	6,000	557.42	Available
Total	6,000	557.42	

Description

The Flying Circus is a well established business in the Centre of Newark. The tenants have been in occupation for over 10 years, with a new 10-year lease being renewed from June/July 2024.

The building is a 2 storey brick built property under a pitched tile roof, with single storey elevation to the rear, and large beer courtyard.

Location

The historic market town of Newark, with a catchment of over 150,000, is located approximately 16 miles south west of Lincoln, 17 miles north east of Nottingham and 13 miles north west of Grantham. The town is located at the junction of the A1, A46 and A17 and is situated on the East Coast Main Line railway. It is well known for its market, which is surrounded by attractive Georgian buildings. This, coupled with its Castle and strong reputation for antiques and antiques, ensures it is popular with both residents and visitors.

Terms

Offered for sale freehold and subject to the tenant.

A new 10- year lease is being put in place on fully repairing and insuring terms (excluding roof replacement).

Year 1 rent = £26,000

Year 2 rent = £27,000

Year 3 rent = £28,000

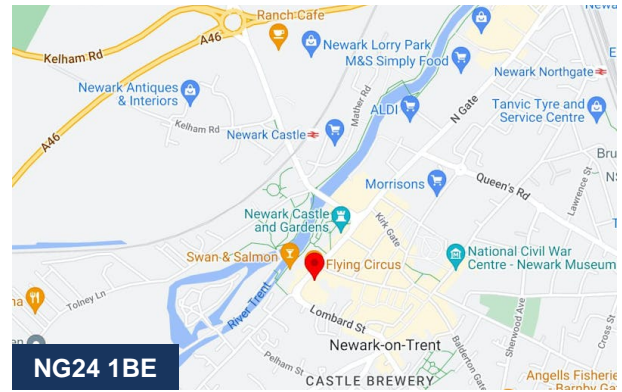
Year 4 rent = £29,000

Year 5 onwards = £30,000

Viewings

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel:

01664 431330 or via email office@pandfcommercial.com



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com