



Barnby Gate
Starting Bid £130,000



Barnby Gate

Newark

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000
Auction End Date is 28/10/2026 at 1pm.

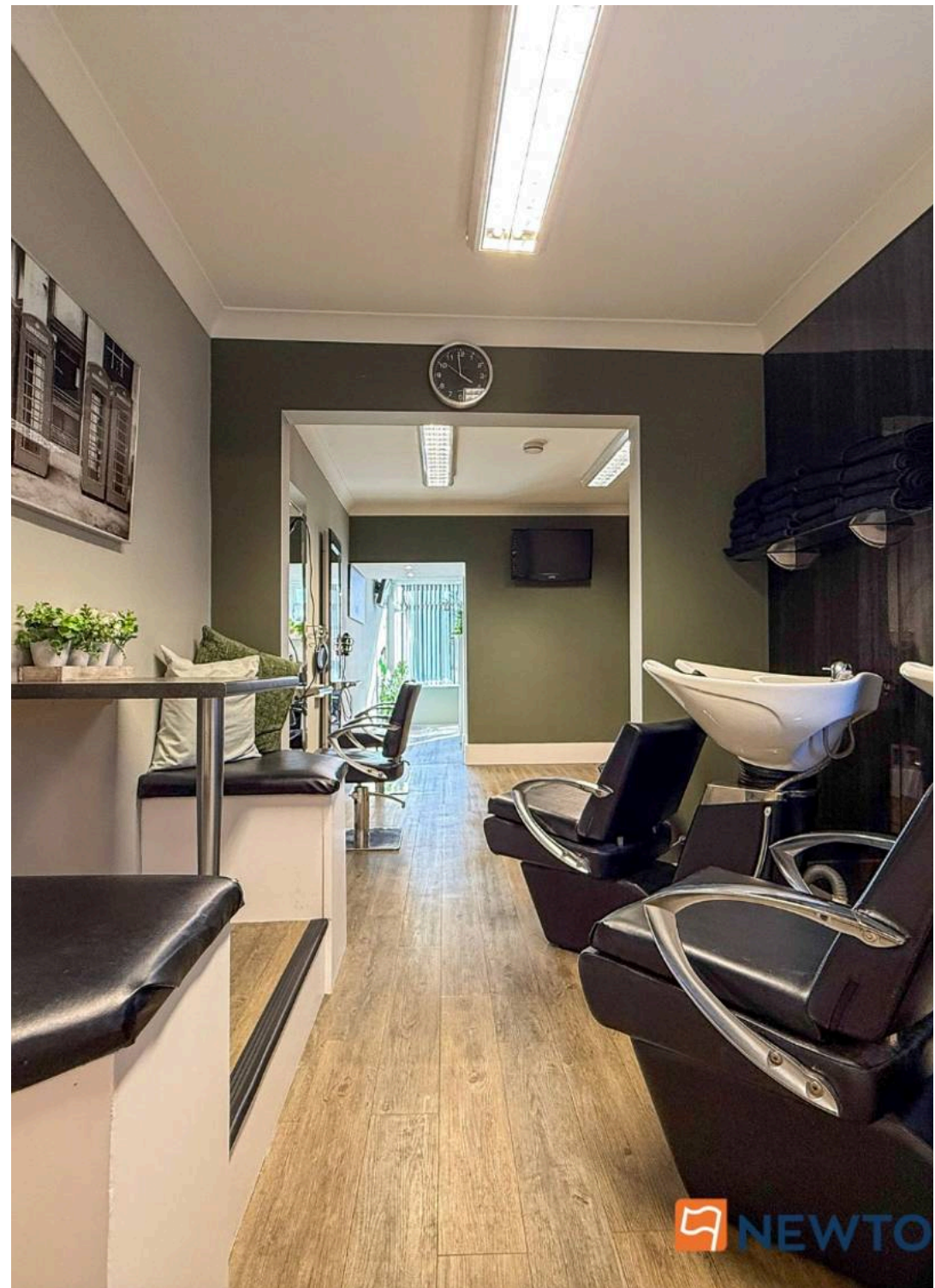
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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).





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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.

Council Tax Band: tbd

Tenure: Freehold

Studio One & Reception

12' 0" x 11' 8" (3.66m x 3.56m)

maximum measurements

Studio Two

12' 3" x 11' 11" (3.73m x 3.63m)

maximum measurements

Studio Three

8' 9" x 7' 8" (2.67m x 2.34m)

Ground Floor WC

4' 1" x 3' 3" (1.25m x 0.99m)

Kitchenette

10' 4" x 7' 2" (3.15m x 2.18m)

maximum measurements

Studio Four

12' 0" x 11' 9" (3.66m x 3.58m)

maximum measurements

Studio Five

8' 8" x 8' 4" (2.64m x 2.54m)

maximum measurements

First Floor WC

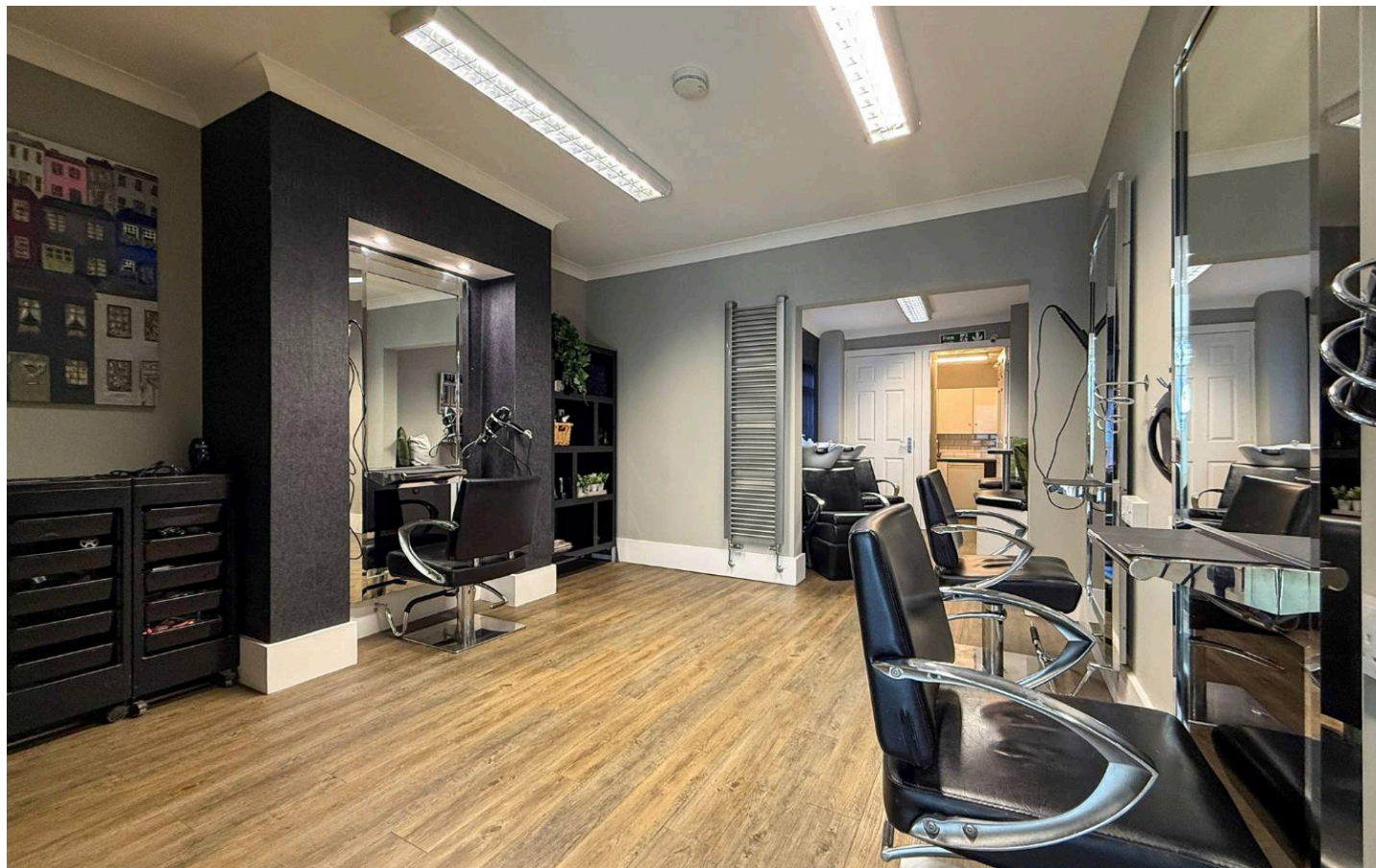
4' 10" x 2' 5" (1.47m x 0.74m)

Utility

8' 11" x 3' 10" (2.72m x 1.17m)

Agent's Note - Commercial EPC

Please note the Commercial EPC rating for this property is 'B'





Services

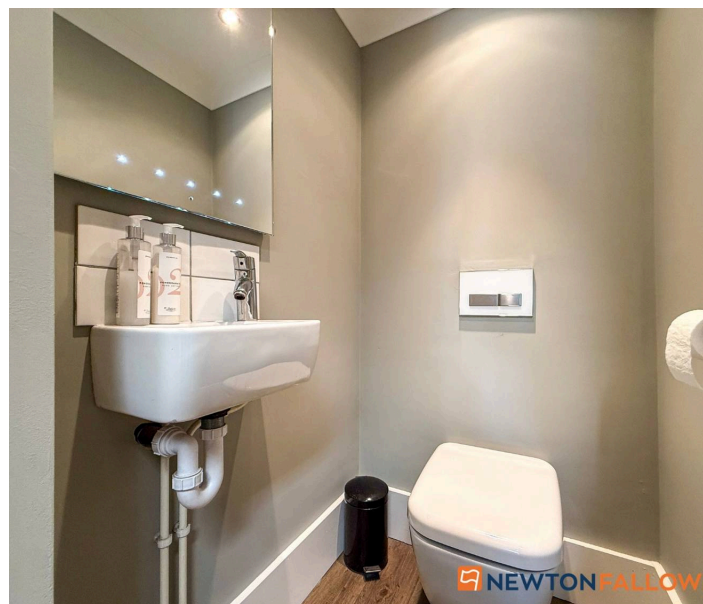
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 792 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

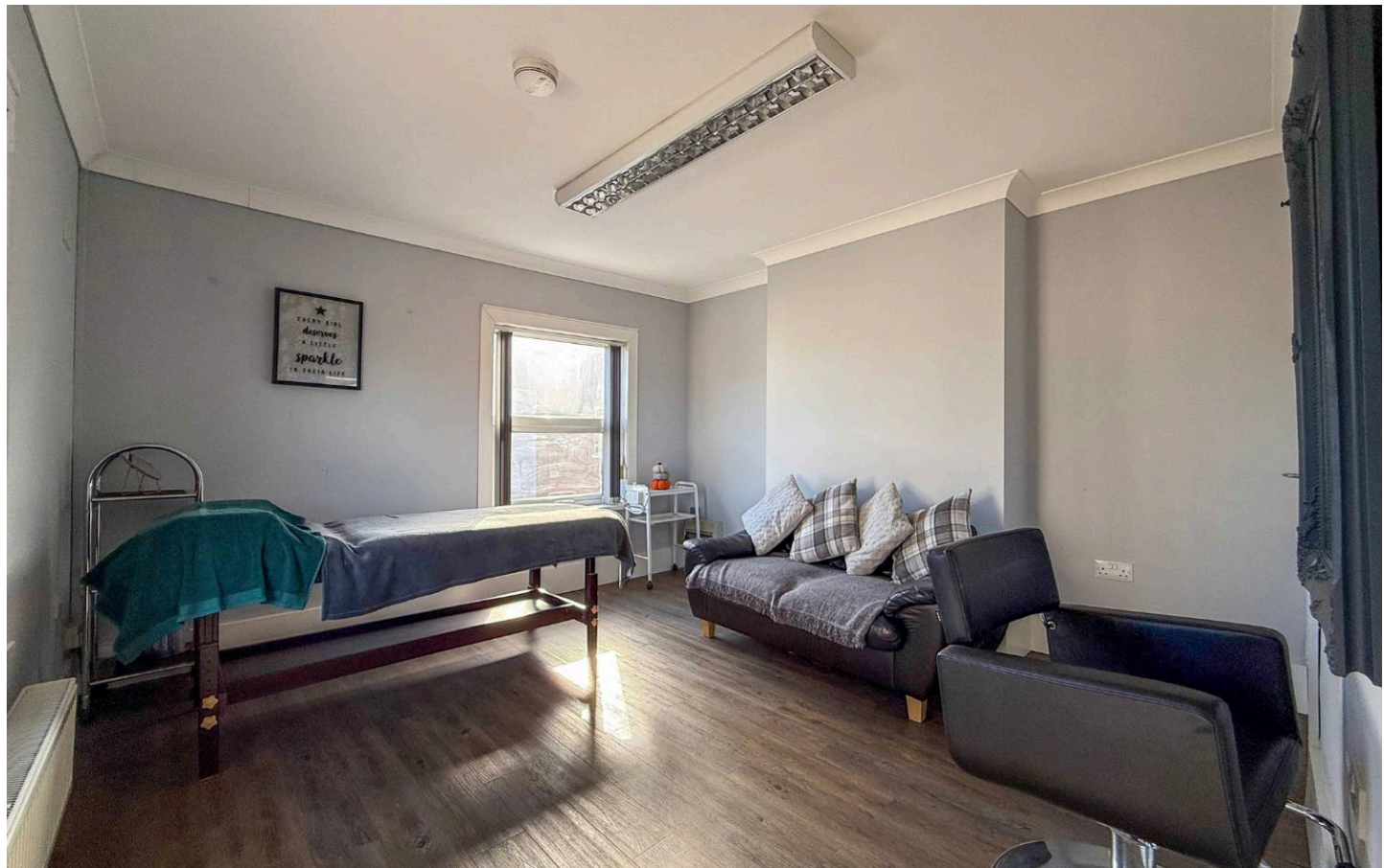


Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

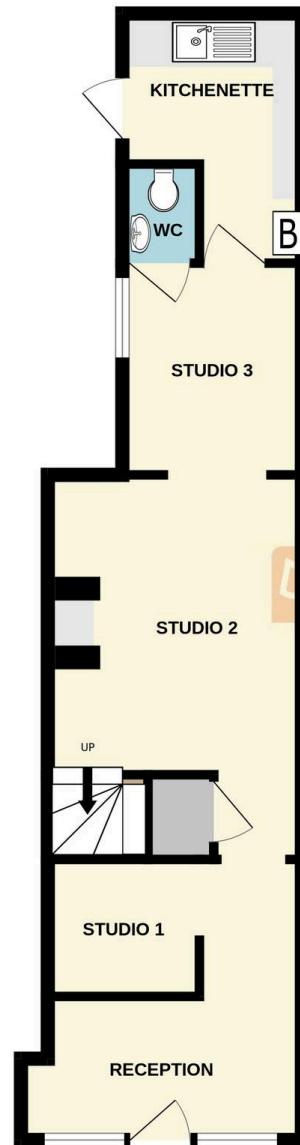
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR

1ST FLOOR





Newton Fallowell

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