

FOR SALE

MIXED RETAIL/RESIDENTIAL FREEHOLD OPPORTUNITY

107-109 High Street, Collingham, Newark, Nottinghamshire, NG23 7NG



Key Highlights

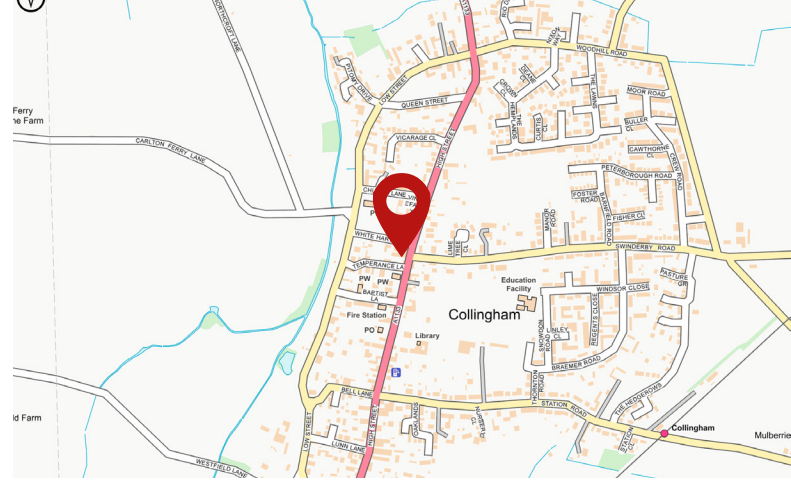
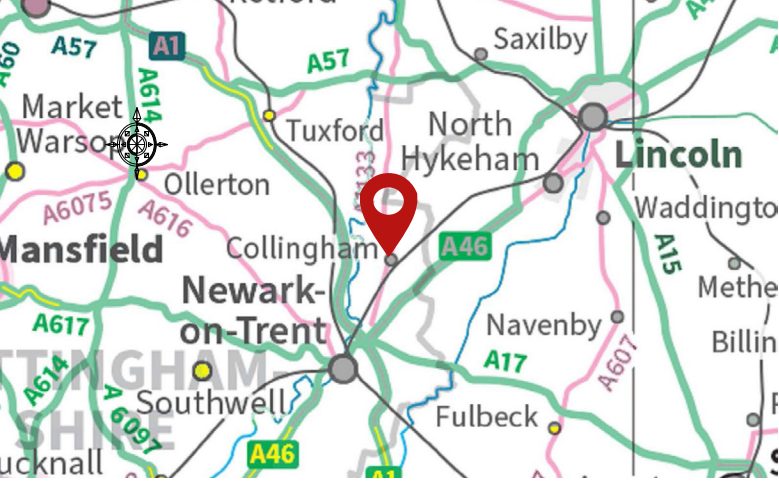
- Popular village location
- Prominent High Street position within the centre of the village
- Offered with full vacant possession
- Retail unit offers attractive salon premises over two floors
- Extensive 5 bedroomed residential accommodation independent from the retail premises
- Freehold
- Guide Price £365,000

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



LOCATION

Collingham is a picturesque village and civil parish in Nottinghamshire with a population of approximately 3,000 people. Nearby centres include Newark-on-Trent, approximately 6 miles to the south-west, Lincoln, approximately 14 miles to the north-east and Nottingham, approximately 27 miles to the south.

Collingham is well connected, benefiting from good access to both the A46 and A1, which in turn, provides routes to Nottingham, Lincoln and Peterborough.

The village has its own railway station, providing services to London, changing at Newark Northgate, which offers regular direct

services to London King's Cross with an average journey time of approximately 1hr 24 minutes.

SITUATION

The property occupies a prominent position on the west side of High Street (A1133), close to its junction with Swinderby Road.

The immediate vicinity is predominantly categorised by a mix of commercial and residential occupiers including, Gascoignes News, Village Fish Bar, The Co-op and Collingham Medical Centre and Pharmacy.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



DESCRIPTION

The property comprises an attractive period building arranged over two storeys. The building is of traditional masonry brick construction with rendered front elevation beneath pan tiled covered roofs. Windows and doors are timber framed.

The property provides self-contained commercial and residential accommodation. In addition, there are a number of outbuildings to the rear which are currently vacant and offer great potential for development.

The retail element of the property is known as 107 High Street with the accommodation arranged over two levels. The ground floor comprises a large open plan salon incorporating a reception area with stores, offices, kitchen, and toilet facility off. To the first floor there are a series of treatment rooms with the accommodation fitted out to a good specification providing

attractive centrally heated modern hairdressing and beauty treatment space.

To the rear of the salon is a self-contained five bedroomed house, known as 109 High Street, arranged over ground and first floors, plus additional attic storage space. The residential property benefits from an external yard and car parking area, plus it's own independent access. The accommodation comprises a kitchen and sitting room on the ground floor, with five bedroom accommodation and family bathroom to the first floor. The accommodation benefits from gas fired central heating.

At the rear of the property are a series of outbuildings comprising a former garage, two store rooms and an open store, all of which are currently vacant. The character buildings offer scope for further development, subject to any necessary planning consents.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th edition) on both a net and gross internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Commercial	1,224	113.69
Residential	1,399	130.00
Outbuildings	615	57.10
TOTAL	3,238	300.79

BUSINESS RATES

107 - Rateable Value (2026) - £11,750

Rates Payable (2026/2027) - £4,488.50

COUNCIL TAX

109 - Band C

EPC

- 107 - C 74
- 109 - E 52

TENURE

The property is available on a freehold basis with full vacant possession upon completion.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)





Commercial



Residential



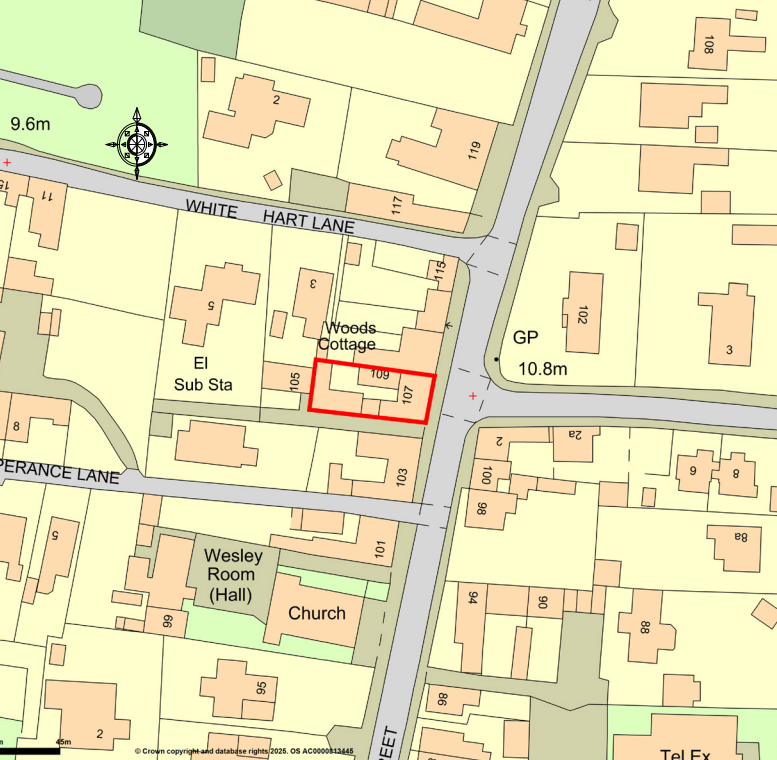
Outbuildings

SAVILLS NOTTINGHAM
 Cubo, Standard Court, Park Row
 Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk





PROPOSAL

Freehold Guide Price £365,000.

VAT

Not applicable.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address, and funding prior to an offer being accepted and solicitors being instructed.

CONTACTS

For further information please contact:

Ian Muxlow

imuxlow@savills.com
+44 (0) 7967 555 584

Zach Wood

zach.wood@savills.com
+44 (0) 7812 447057

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432
Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills
Marketing: 020 7499 8644 | 03.06.2026 | LE