

WOOD MOORE



28 King Street, Southwell, NG25 0EN

For Sale | 1,625 sq ft

Prime Investment opportunity in the sought after town of Southwell.

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Summary

- Price: £335,000
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

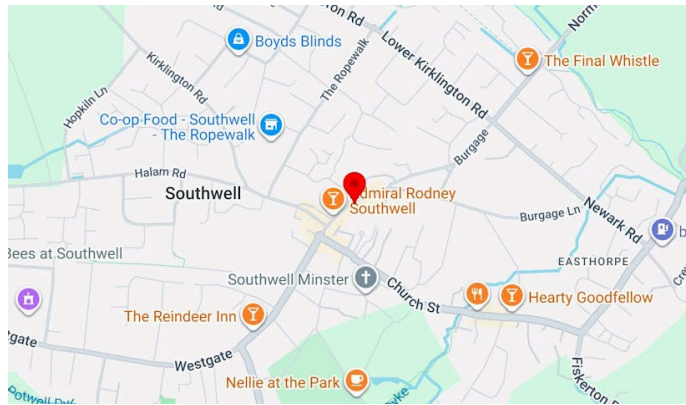
Contact & Viewings



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Description

An attractive mixed-use investment opportunity comprising a ground floor retail unit together with two self-contained residential flats above. The property occupies a prominent position within Southwell's prime retail area and forms part of an attractive period brick-built building of considerable character.

The investment is fully income-producing, generating a current rental income of £23,100 per annum. Southwell is a highly regarded and affluent Nottinghamshire market town, providing a strong trading environment and consistent demand for residential accommodation.

Location

The property occupies a prominent position within the heart of the historic market town of Southwell, fronting one of the town's principal retail thoroughfares. Southwell is an affluent and highly desirable Nottinghamshire town, renowned for its attractive character, excellent amenities and strong visitor appeal. The town benefits from good road links to Newark-on-Trent, Mansfield and Nottingham, whilst supporting a vibrant mix of independent retailers, cafés and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Tenure	EPC	Availability
Ground – Retail	664	For Sale	-	Available
1st – Flat 28a	699	For Sale	D (61)	Available
1st – Flat 28b	262	To Let	E (52)	Available
Total	1,625			

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



The Investment

The Property is fully let and generating a current rental income of £23,100 per annum, giving rise to a yield in the region of 6.9% at the quoting price of £335,000.

- Retail – The shop is let to Gigil & Bloom at an annual rent of £11,400 pa (£950pcm) until September 2030.
- 28a – The one/two bedroom flat is recently let at £6,600 pa (£550 pcm)
- 28b – The one bedroom studio is recently let at £5,100 pa (£425 pcm)

The Property has a great track record for letting, with limited void periods.

Tenure

The Property is for sale Freehold, subject to existing tenancies for £335,000.

VAT

We are advised VAT is not applicable to this sale.

Viewings

Are strictly via prior appointment with the sole agents. Please contact us for further details.



