



Newark Sports & Social Club

Hawton Lane, Balderton, Newark, Nottinghamshire, NG24 3BU

- Close to the A1 in Newark-on-Trent suburb
- 2 professionally sized football pitches & bowling greens
- Clubhouse bar, changing rooms & bowls pavilion
- 8.5 acre plot with multiple outbuildings
- New 40 year lease with Freehold offers considered

Leasehold Nil Premium

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Freehold POA



LOCATION

The Newark Sports & Social Club is situated in the Newark suburb of Balderton. Newark and its surrounding suburbs lie on the River Trent in the east of the county, on the border with Nottinghamshire and Lincolnshire, directly adjacent to the A1 motorway which flows south to the capital. The town benefits from many notable amenities including the castle and gardens (which date back to 1123), the National Civil War Centre & Newark Museum and the golf club which is located on the outskirts of the town.

Newark has a range of public transport options with Newark Northgate Station, situated on the East Coast Mainline between Grantham and Retford, providing access to London King's Cross, and Newark Castle Railway Station, situated on the Lincoln to Nottingham line. The town also offers frequent bus services to local villages, towns and the cities of Lincoln & Nottingham.

The Newark Sports & Social Club comprises two main buildings: the Clubhouse/Changing Rooms and the Bowling Pavillion, both housed on the sizeable 8 acre plot. The buildings are detached, being constructed of brick under a tile roof, and single storey. The property can be found off Hawton Lane only a short drive from the A1.

TRADE AREAS

CLUBHOUSE BAR

Side/entrance leading into an open plan function/bar area which includes part wooden dance floor/ part carpet flooring and access to Male and Female WCs.

Behind the main bar servery are security shutters and a stainless steel sink and drainer, as well as access to a ground floor cellar with external barrel door.

SPORTS FACILITIES

CHANGING ROOMS

HOME shower rooms/WCs and changing rooms.

AWAY shower rooms /WCs and changing rooms.

BOWLS PAVILLION

Wheelchair ramp access to inner hall/entrance hall. Access to both male and female WCs. Kitchen with central heating boiler. Shower room. Open plan Jubilee/viewing room. Two professional sized bowling greens with fencing surround. Storage shed.

EXTERNAL

Entrance to the property via Hawton Lane which gives access to a double gated driveway which includes security floodlighting and security guard booth/kiosk.

Full-sized football pitch. Space adjacent for a full-sized training pitch.

Single storey Groundsman's shed which includes an office with two 'up and over' garage doors either side. (This building is surrounded by lawned areas which could be utilized as extra training space). The full plot measures approximately 8 acres.

THE BUSINESS

Following its closure in March 2020, the Newark Sports & Social Club, home to the United Counties League Premier Division North side Newark FC, is now offered to the market as a long term leasehold opportunity. The business previously operated as a multi-use venue housing the Newark Football Club's First, Reserve, Veterans and Youth teams, as well as hosting multiple Bowls teams on the two "professional" greens. The site has also been a popular venue for charity sports events and school tournaments, and used by a number of local running clubs.

The Clubhouse previously catered for a variety of events such as weddings, wakes, christenings and private hire functions, and showcased live music, quizzes, a gin festival, New Year's Eve parties and karaoke evenings.

The business is currently closed and therefore no trade is sold or warranted. Historic trade accounts are not available and prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.







Image taken prior to closure



TENURE & PRICE

NEW LEASE AT NIL PREMIUM to include the value of the remaining fixtures and fittings. Freehold offers invited, price on application.

PROPOSED HEADS OF LEASE

TERM: 40 years.

INSURANCE: The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.

REPAIR LIABILITY: Full repairing and insuring lease agreement.

ASSIGNABILITY: Assignable subject to Landlord's approval.

LANDLORD & TENANT ACT 1954: The lease will enjoy the security of Part II Landlord & Tenant Act 1954.

RENT: Annual rent to be paid monthly in advance

Year 1: £45,000

Year 2: £55,000

Year 3: £65,000

Year 4: £75,000

RENT REVIEWS: Every 5 years in conjunction with annual RPI (capped at 5% and collared at 2.5%).

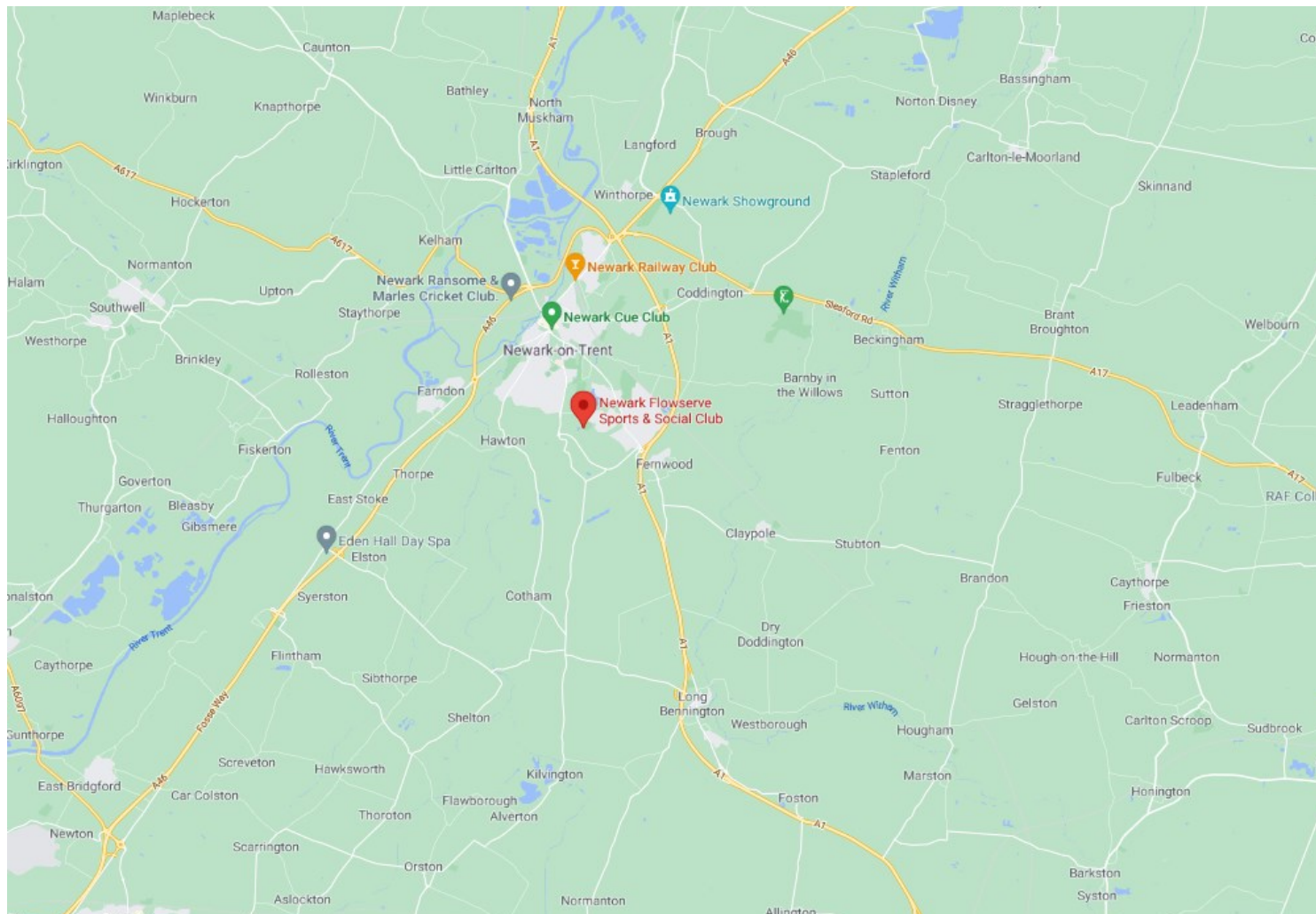
TIE: Free of all trade ties.

VAT: Please note that VAT will be payable on the rent.

LICENCE: A licence must be obtained via the local district council; a named/designated licence holder for the premises must be provided who must comply with the prescribed Licensed Premises Conditions and Regulations.

GUARANTOR: A Guarantor will be included within the agreement and must provide a full AML and financial status report.

ADDITIONAL CONDITIONS: The ingoing Tenant will need to involve Sport England, The Football Association and The National Lottery. All communications from the same must be disclosed to the Landlord. All negotiations subject to covenant strength. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



SERVICES

The property does not currently have main services connected. The ingoing tenant will be required to connect these utilities at their own cost. Please note: the property is ACV listed.



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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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