



SITUATION

Close to the junction with Drill Hall Road in this residential area located within close walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising an unmodernised **2 Bed House** planned on ground and first floors.

ACCOMMODATION¹

Believed to be 2 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC

GIA Approx. 764 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Tenancy to an **Individual** at a current rent of **£6,240 per annum** exclusive (£120 per week) **(see Note 1)**.

Note 1: The rent has not been increased since 2010.

Note 2: 18 Clifford Street sold for £156,500 in April 2021 and 20 Clifford Street sold for £154,950 in March 2020. (source: www.zoopla.co.uk).

£6,240 per annum

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**