



**43 SOUTH STREET
NEWPORT
ISLE OF WIGHT
PO30 1JQ**

AUCTION GUIDE PRICE £140,000

Great opportunity to purchase a spacious commercial unit with parking in Newport Town Centre.

This property is due to be sold by online auction with First For Auctions on Tuesday 17th December 2024, bidding will open at 10:00am.

Location

Situated on South Street, this property is in an ideal location in Newport Town Centre.

Newport is the principle town of the Island and offers amenities including St Mary's Hospital, various primary and secondary schools, doctors surgeries, churches, cinema and the Isle of Wight County Hall. Various food stores are located throughout the town including Lidl, Asda, Morrisons & Sainsburys. The 2022 Census shows a population of circa 26,000.

Description

Offered for sale is this spacious semi-detached retail unit consisting of approximately 177sqm (1900 sq ft) overall.

The premises comprises:

Split-level retail area

Rear stores

WC

Small integral garage

There is the benefit of allocated parking for 3 vehicles to the side of the property.

The unit can be utilised for a range of uses subject to complying with the Use Classes Order 2021. The unit is currently Use Class E.

Terms

Our clients are asking Guide Price £140,000 for this freehold opportunity.

Business Rates

The VOA shows a rateable value of £18,500. Using the current multiplier, rates payable will be circa £9,500. Please make your own enquiries to the VOA for small business rates relief eligibility.

Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or commercial@hrdiw.co.uk

Legal Pack

For each lot there are Special Conditions of Sale and other documentation provided by the vendor's solicitors. If you wish to receive the Legal Pack, you will be able to register for this via the link on our website. You will receive notification by email once the Legal Pack is received from the solicitor.

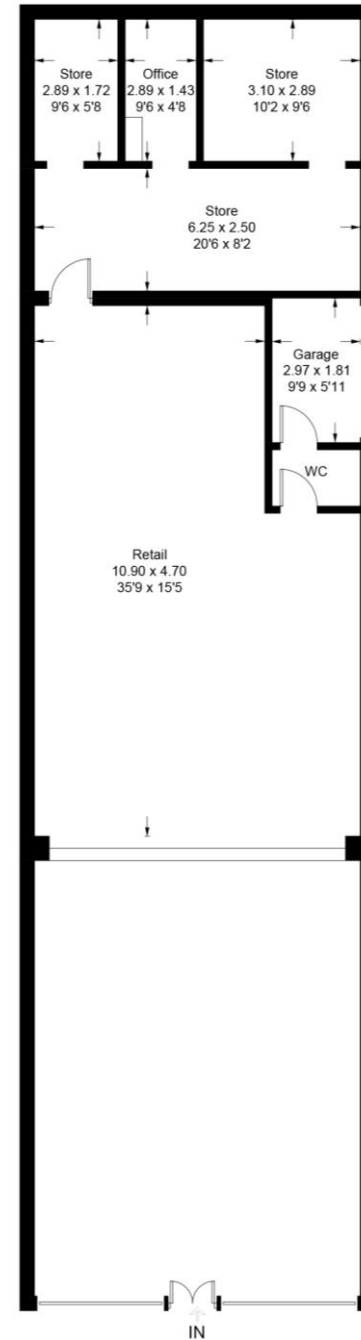
<https://online.firstforauctions.co.uk/lot/details/135849>

Hose Rhodes Dickson Commercial

01983 527727

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**Hose
Rhodes
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