



**LEAVINGTON HOUSE  
EAST HILL ROAD  
RYDE  
ISLE OF WIGHT  
PO33 1LU**

**AUCTION GUIDE £470,000**

- Investment Opportunity
- 7 x Residential Units
- Parking
- Established Residential Location
- Communal Gardens
- Freehold

**To be sold by online auction  
(unconditional) on Thursday 30<sup>th</sup> January  
2025 with a 4 WEEK COMPLETION,  
bidding will open at 10:00am.**

### Location

Located on East Hill Road, the property is within walking distance of the bustling Town Centre, Ryde Esplanade and extensive sandy beaches.

Ryde is the largest town on the Island by population (circa 32,000 - 2011 census) and boasts miles of glorious sandy beaches. There is the recently completed transport hub close by with train and bus links to the rest of the Island, plus Fastcat and Hovercraft to Portsmouth.

### Description

Offered for sale is Leavington House, a detached block of 8 residential apartments over four floors.

The block consists of:

- 2 x 1-bedroom apartments
- 4 x 2-bedroom apartments
- 1 x bedsit

Please note apartment 2 has been sold off on a long lease of 215 years from 1988.

There is potential for an additional unit in the lower ground floor - subject to gaining successful planning permission.

### Terms

Our client is asking Guide Price £470,000 for this freehold opportunity.

All bidders/potential buyers are required to register ahead of the auction date to be able to bid/buy, please visit First for Auctions website to setup an online auction account.

### Business Rates

Council Tax: No.1, 7 & 8 Band B. No. 3, 4, 5, & 6 Band A.

EPC: Flat 1 D, Flat 3 D, Flat 4 C, Flat 5 C, Flat 6 C, Flat 7 D, Flat 8 D

### Viewings

Viewings will be conducted prior to the auction. Please contact Hose Rhodes Dickson Commercial to arrange by prior appointment.

### 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 First for Auctions website. You will receive notification by email once the Legal Pack is received from the solicitor.

<https://online.firstforauctions.co.uk/lot/details/137765>

**Hose Rhodes Dickson Commercial**

**01983 527727**

**commercial@hrdiw.co.uk**

**Hose  
Rhodes  
Dickson**



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