

FOR SALE BY AUCTION – PRIME WELL LET RETAIL INVESTMENT 65 HIGH STREET | NEWPORT | TF10 7AU



KEY POINTS

370

SQ FT

GROUND FLOOR NET SALES AREA

390 SQ FT

FIRST FLOOR NET SALES AREA

WELL TENANTED INCOME PRODUCING SHOP UNIT WITH PEDESTRIAN ACCESS TO FRONT AND REAR



£110,000

(EXCLUSIVE)

James Evans



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NEWPORT POPULATION

12,000

APPROXIMATELY



LOCATION

The property is prominently located fronting onto High Street in the centre of the sought after town of Newport. The property is located on the southwest side of High Street. High Street serves as the prime retail street in the town of Newport. The property is located in proximity to a number of national multiple retailers including Greggs, Sue Ryder, Dominos and HSBC. The property has pedestrian access to the rear.

Newport provides a thriving retail centre benefiting from significant recent residential development on the edge of the town.

Newport is a market town in the borough of Telford and Wrekin in Shropshire, England. It lies 7 miles (11 km) north-east of Telford town centre. 12 miles (19 km) west of Stafford, and is near the Shropshire-Staffordshire border. The 2001 census recorded 10,814 people living in the town's parish, which rose to 11,387 by the 2011 census.













DESCRIPTION

The property comprises of an attractive three storey mid terraced property with a basement area. The lock up shop unit is of traditional brick construction with an element of timber framework under a tiled roof cover and a fully glazed shop front. The property provides a Ground Floor Net Sales Area of approximately 370 ft sq (34.39 m sq) and an ancillary sales area to the first floor with a Total Net Sales Area of approximately 390 ft sq (36.25 m sq) and ancillary accommodation to the second floor and a basement area that is accessed from the ground floor sales area.

The property provides a well tenanted income producing shop unit that has pedestrian access to the front and rear of the property. All parking is on street.

ACCOMMODATION

(all measurements are approximate)

Ground Floor				
Total Net Sales Area	370 ft sq (34.39 m sq)			
First Floor				
Total Net Sales Area	390 ft sq (36.25 m sq)			
Second Floor				
Staffroom	56 ft sq (5.20 m sq)			
Store	250 ft sq (23.23 m sq)			
Toilet				
Outside				
Rear yard area				









GUIDE PRICE/RESERVE

£110,000 (One Hundred & Ten thousand pounds) (Exclusive)

*Guides are provided as an indication of each seller's minimum expectation they are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a reserve [a figure below which the Auctioneer cannot sell the property during the auction] which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

The property is offered for sale by public auction on Friday 28th of February at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

METHOD OF SALE

The property is offered for sale by public auction on Friday 28th of February at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).

Please bring with you the means to pay both the deposit and the Buyer's Premium.

VAT

The property is understood to be elected for VAT.

The sale of the property is understood to be proceeding by way of a TOGC (Transfer of a going concern) further details from the selling agents upon request.

MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of *identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions [4th Edition March 2018] (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction.

The contract and special conditions of sale will not be read out by the auctioneers at the auction but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

PAYMENT OF DEPOSIT

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge. PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

RIGHTS OF WAY EASEMENTS/WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

TOWN & COUNTRY PLANNING

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

RATEABLE VALUE/EPC

RATEABLE VALUE

ENERGY RATING

RATEABLE VALUE: £10,750 p.a. RATES PAYABLE: £5,365 p.a.

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SERVICES

(not tested at the time of our inspection)

All mains services are understood to be connected to the property. The property has a gas fired central heating system.

PI ANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

The property is understood to be located in a Conservation Area.

TENURE

The property is understood to be of freehold title and owned under Title Number SL212763.

The property is to be sold subject to a lease dated 6th of November 2024 between Gorki Limited and Oasis Communication Services Limited (Company Number 03343039) for a term of 5 years from 25th of December 2024 at a rent of £12,100 per annum on Tenants Internal Repairing with responsibility for the maintenance of the shop front and Full Insuring Basis.

A copy of the lease is available from the selling agents.

COVENANT

The property is let to Oasis Communication Services Limited - Company Number 03343039

They currently operate 46 stores across Wales and the West Midlands.

Accounts Year Ending	Fixed Assets	Net Current Assets	Shareholders Funds
31st March 2022	£2,737,039	£899,755	£3,241,990
31st March 2023	£2,114,287	£435,381	£2,269,668

SOLICITORS

PCB Solicitors LLP - Rachel Wierzbinski

Cypress Centre

Sitka Drive

Shrewsbury

SY2 6LG

Call: 01743 248 148

Email: rachel.wierzbinski@pcblaw.co.uk

LOCAL AUTHORITY

Telford and Wrekin Council

Darby House

Lawn Central

Town Centre

Telford TF3 4JA



01952 380000



TELFORD & WREKIN COUNCIL WEBSITE





VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department



01743 450 700



commercialmarketing@hallsgb.com







BIPO STANT HC 9 05. Helio have ackiesed their clients on the Code of Practice for Commercial Lesson in Singland and Wales, Halls, Eartherstellers and fur the vendor of this property, or as the case-may be, I edical whose agent they are, given rootes that: i) These painted are are interested for goldence unity. They are prepared and it suited in good talk and are interested to give a fair description in topocotic multiple part of an men or occuracy, any effortuation glass should don't be relied on this intervention approximation of the for-But the property or its services are in good condition. If Halls have not made my investigations into the min terc 6 or otherwise. REPOSTENT HIGHES Halls have addition their divers on the Code of Practice for Commercial), was as in Grighand anothinise. Halls, in themselves and for the rendomination property, or as the case may be lessor who seagest they are, given not cettat. If these particulars are intended for guistance only. They are prepared and issued in good faith and are intended to give a feir peculipsion but do not constitute part of an over or contract. Any information given should not be willed on as a statement or equipment time (Vactor that the property or its projets are in stood condition. ICH all a fave not made and investigations into the existence or atherwise of any law as concerning pollulars and potential and air and water contain instan. The psochaser is responsible for making fit is or become implicite, in this impact ill. Hillian Halls northly of their employees has any authority to risk nor give any expensatation or werenity what soes and mind at it controller property, in it The image subserved y contain points and supers of of the property at faction the sweetaken/cristed Any areas, responsements or distance gives are approximate only. Any plansarelaridentification purposesonly. (Any elimented terations by ansert) any part of the property is not a datement that any necessary planning, building regulations on other consent has been obtained Anintending purchaser must verify these maiters. An occupier should not rely upon the Use stated in these parti oil are ande houldche detheir peopos ed use with the relevant Planning Authority.





