



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

ALL MEASUREMENTS ARE APPROXIMATE





GUIDE PRICE

# £110,000

(EXCLUSIVE)


James Evans

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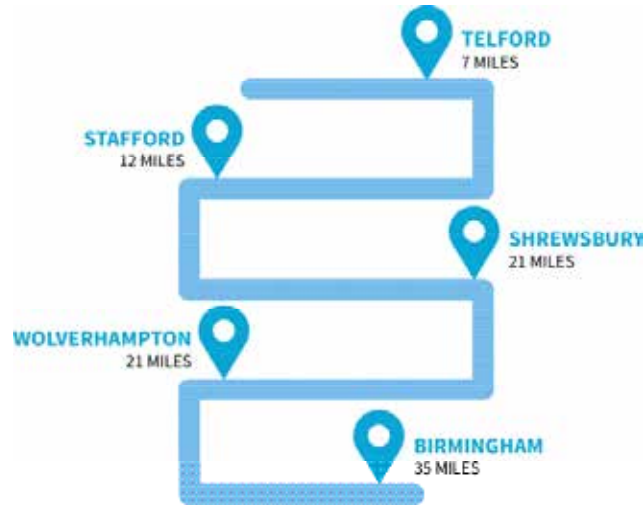
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## LOCATION

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.



NEWPORT  
POPULATION

12,000

APPROXIMATELY



what3words  
cookers.crumple.sheepish





## 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.

