

# Lot 1

## 2 Anzac Cottages, St Mary's Road, Cowes, Isle of Wight PO31 7SP

**\*Guide: £125,000**  
In the same ownership for over 20 years  
6 week completion



### SITUATION

Close to the junction with Victoria Road in this residential area located within walking distance of Cowes town centre and Harbour. Cowes is located on the A3020 and is one of the main seaside towns on the north coast of the Isle of Wight which runs regular ferry services to Portsmouth.

### PROPERTY

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

### ACCOMMODATION<sup>1</sup>

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

### GIA Approx. 925 sq ft

<sup>1</sup>Not 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 AST to an **Individual** for a term of 1 year from 28th July 2018 (holding over) at a current rent of **£8,700 per annum** exclusive.

**Note 1: There is an £800 Rent Deposit held.**

**Note 2: 4 Anzac Cottages sold for £214,000 in June 2018 and 126 St. Mary's Road (diagonally opposite) sold for £240,000 in September 2020 (source: [www.zoopla.co.uk](http://www.zoopla.co.uk)).**

# £8,700 per annum

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

### Joint Auctioneers

Athawes, Son & Co  
Tel: 020 8992 0056 Ref: Mark Stevens  
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### Vendor's Solicitors

Lamb Brooks LLP  
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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'**