



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 **3 Bed House** planned on ground and first floors, with a rear **Courtyard** and gas central heating.

ACCOMMODATION¹

Ground Floor

Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor

3 Bedrooms

GIA Approx. 1,033 sq ft plus Rear Courtyard

¹Not 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 **2 individuals** for a term of 1 year from 1st June 2017 (holding over) at a current rent of **£8,400 per annum** exclusive.

Note 1: There is a £675 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).

£8,400 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
Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

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'**