



SITUATION

Close to the junction with Drill Hall Road in this residential area located within close walking distance of Newport town centre. Newport is the county town and main commercial centre 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, with a rear **Garden** and gas central heating.

ACCOMMODATION¹

Ground Floor

Living Room, Dining Room, Kitchen

First Floor

2 Bedrooms, Bathroom/WC

GIA Approx. 700 sq ft plus Rear Garden

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 6 months from 17th December 2011 (holding over) at a current rent of **£7,080 per annum** exclusive.

Note 1: There is a £550 Rent Deposit held.

Note 2: 20 Clifford Street sold for £154,950 in March 2020 and 18 Clifford Street sold for £148,000 in August 2019 (source: www.zoopla.co.uk).

£7,080 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'**