

## Newport

94 High Street,  
Isle of Wight,  
Hampshire  
PO30 1BQ

**Tenure**  
Freehold.

**Location**  
The property is located within Newport Town Centre, on the north side of High Street (B3323), to the east of its junction with Mill Street. High Street leads to the A3020 and A3054 to the east. An extensive range of shops and other facilities are available in Newport Town Centre. The open spaces of Parkhurst Forest are located nearby.

**Description**  
The property comprises a terrace building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide a ground floor retail unit together with ancillary accommodation above.

A Freehold Terrace Building internally arranged to provide a Ground Floor Retail Unit with Ancillary Accommodation above. Entire Property subject to a Commercial Lease

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out below.

**Joint Agent**  
NRT Property Consultants (Ref: Neil Tucker).  
Tel: 07983 392007.  
Email: neil@nrtpropertyconsultants.co.uk

**Seller's Solicitor**  
Messrs Grove Tompkins Bosworth  
(Ref: James Ingram).  
Tel: 0121 236 9341.  
Email: ji@gtb-solicitors.com

**Current Rent Reserved**  
**£13,000**  
**per annum**

**INVESTMENT –  
Freehold Building**



Floor	Use	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Commercial	Gross Frontage Net Frontage Net Return Frontage	Subject to a FR & I Lease for a term of 9 years from 1st September 2007	£13,000 per annum
First	Ancillary	Kitchen & Store		

## Sheerness

Land at Fleetwood Close,  
Minster-on-Sea,  
Kent  
HP23 5JT

**Tenure**  
Freehold.

**Location**  
The property comprises five parcels of land which are situated along Fleetwood Close, south of its junction with the B2008 which provides access to the A249. Queenborough Rail Station is approximately 2 miles to the west of the property.

**Description**  
The property comprises five parcels of land of broadly rectangular size, extending to approximately 0.17 hectares (0.43 acres) in total. The parcels will be offered collectively as one lot.

Five Freehold Parcels of Land extending to approximately 0.17 Hectares (0.43 Acres) in Total. To be offered Collectively as One Lot

**Accommodation**  
Site Area Approximately 0.17 Hectares (0.43 Acres)

**VAT**  
VAT is not applicable to this lot.

**Seller's Solicitor**  
Barringtons Solicitors (Ref: SS).  
Tel: 01252 741751.  
Email: sarah@barringtonlaw.co.uk

**Vacant Possession**

**VACANT –  
Five Freehold  
Parcels of Land**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.