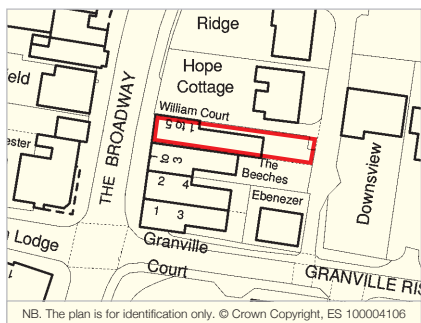
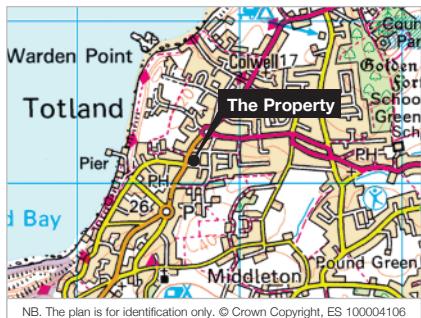


Totland Bay 'Williams Court', The Broadway, Isle of Wight PO39 0AT

- **A Freehold End of Terrace Building**
- Arranged to provide Five Self-Contained Flats (2 x Two Bedroom, 2 x One Bedroom and 1 x Studio)
- Three Flats subject to an Assured Shorthold Tenancy, Two Flats Vacant
- Close to Totland Bay
- Total Current Rent Reserved **£16,800 per annum (equivalent) with two flats vacant**



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the east side of The Broadway, between its junctions with Ward Road and Madeira Road. Local shops and amenities are easily accessible within walking distance in Totland town centre. The village of Totland lies on the western peninsula where the Western Yar (River) almost cuts through along with Alum Bay and Freshwater. It lies on the coast at Colwell Bay, which is the closest part of the island to mainland Britain. Totland Bay is located nearby and is a picturesque sandy beach, ideal for swimming, with far reaching views to the mainland.

Description

The property comprises an end of terrace building arranged over ground, first and second floors beneath a pitched roof. The building is internally arranged to provide five self-contained flats.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
1	Reception Room, Bedroom, Kitchen, Shower Room/WC	Vacant	–
4	Studio Room, Kitchen, Shower Room/WC (not inspected by Allsop LLP)	Vacant	–
5	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy	£500 p.c.m.
2	Reception Room, Bedroom, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy	£400 p.c.m.
3	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy	£500 p.c.m.

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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.