

- Mixed use freehold building
- Parking for 11 vehicles and a garage
- First floor split level five bedroom flat
- First floor two bedroom flat
- Split level four bedroom maisonette
- Ground floor retail premises with two cellars
- Newport, Shropshire, West Midlands
- Auction Friday 1 November 2024



Auction guide £500,000

Lot 112 - 10 St. Mary's Street Newport TF10 7AB

A freehold mixed use building in Newport comprising of a tenanted ground floor retail premises, a split level first floor five bedroom flat, a tenanted two bedroom first floor flat and a tenanted four bedroom split level maisonette. The building has parking for 11 vehicles and a garage. (Title number: SL54655)

FOR SALE BY AUCTION: To be sold by public auction of the instruction of the owner. A freehold mixed use building in Newport comprising of a tenanted ground floor retail premises, a split level first floor five bedroom flat, a tenanted two bedroom first floor flat and a tenanted four bedroom split level maisonette. The building has parking for 11 vehicles and a garage with two cellars. To be sold via online bidding on Friday, 1 November 2024.

Auctioneer's comments: 'Ideal for investors looking for income or development potential in a central Newport location, the parking with the property adds special interest to the Lot as a whole and this opportunity must not be missed.'

Auction date

The property is to be sold by public auction on Friday, 1 November 2024, via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Freehold, retail premises, five bedroom flat, four bedroom flat, two bedroom flat, parking for 11 vehicles, garage. two cellars.

Location

Newport, Shropshire, West Midlands

Accommodation

Ground floor 10 St. Mary's Street Newport TF10 7AB

Ground floor retail premises

Let on a seven year lease, £11,700 PA

Total approx. extent: 407sqm/4,380sqft

Ground floor:

Retail space: 13.58m x 3.54m

Kitchen: 2.17m x 2.41m

WC -

Office: 3.21m x 2.53

Reception: 3.12m x 4.12m

Reception: 3.04m x 3.11m

Cellar 1: 3.67m x 10.37m

Cellar 2: 3.64m x 6.24m

Flat 1 10 St. Mary's Street Newport TF10 7AB

First floor split level five bedroom flat

Approx. extent: 127sqm/1,367sqft

First floor:

Laundry room: 1.34m x 1.69m

Shower room 1: 2.89m x 1.69m

Shower room 2: 2.23m x 2.19m

Living room: 4.1m x 6.59m

Kitchen: 2.75m x 2.96m

Bedroom: 3.99m x 3.36m

Bedroom: 3.06m x 3.75m

Bedroom: 2.08m x 2.89m

Second floor:

Bedroom: 4.08m x 2.83m

Bedroom: 2.03m x 2.79m

Flat 2 10 St. Mary's Street Newport TF10 7AB

First floor two bedroom flat

Assured shorthold tenancy agreement, £8,700 PA

Approx. extent: 56sqm/603sqft

First floor:

Kitchen: 2.72m x 4.12m

Living room: 4.12m x 3.7m

Bedroom: 3.09m x 2.34m

Bedroom: 2.17m x 3.08m

Bathroom: 1.93m x 2.89m

Flat 3/The Barns 10 St. Mary's Street Newport TF10 7AB

Split level four bedroom maisonette

Assured shorthold tenancy agreement, £9,000 PA

Approx. extent: 95sqm/1,022sqft

Ground floor:

Living room: 4.17m x 5.69m

Kitchen: 2.99m x 4.27m

First floor:

Shower room:

WC -

Bedroom: 2.84m x 2.78m

Bedroom: 2.27m x 2.88m

Bedroom: 2.08m x 4.14m

Bedroom: 2.07m x 3.09m

Outside

Vehicle entrance and parking for 11 cars with a garage.

EPC rating

D - Ground floor 10 St. Mary's Street Newport TF10 7AB

D - Flat 1 10 St. Mary's Street Newport TF10 7AB

Expired - Flat 2 10 St. Mary's Street Newport TF10 7AB

D - Flat 3/The Barns 10 St. Mary's Street Newport TF10 7AB

Tenure

Freehold

Local authority and council tax band

Telford & Wrekin Council

Not recorded - Ground floor 10 St. Mary's Street Newport TF10 7AB

Not recorded - Flat 1 10 St. Mary's Street Newport TF10 7AB

A - Flat 2 10 St. Mary's Street Newport TF10 7AB

C - Flat 3/The Barns 10 St. Mary's Street Newport TF10 7AB

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

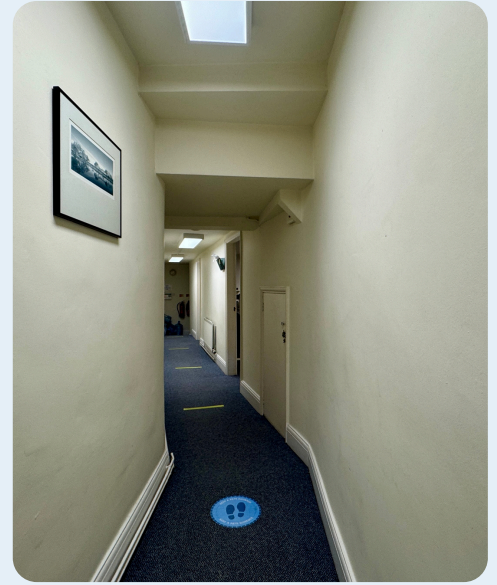
Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.5% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.

Outside



Ground Floor Shop 10 St. Mary's Street Newport TF10 7AB



Flat 1 10 St. Mary's Street Newport TF10 7AB



Flat 2 10 St. Mary's Street Newport TF10 7AB



Flat 3/The Barns 10 St. Mary's Street Newport TF10 7AB



