



Modern Auction

£75,000
Freehold

High Street, Ryde, Isle of Wight, PO33

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2.8 miles from Fishbourne to Portsmouth Ferry
0.9 miles from Ryde Catamaran & Hover Travel
7.3 miles from East Cowes to Southampton

A great opportunity to purchase a commercial premises at the top of Ryde High Steet with an attached one-bedroom apartment on the first floor.

For sale by Modern Auction Method -
T&C's apply

Subject to an undisclosed reserve price -
Buyers fees apply

Freehold and vacant ground floor
refurbished shop - Grade 2 listed

One bedroom apartment to first floor

Potential to separate into 2 units subject
to relevant permissions.

Central and High Street location





This sale presents a great opportunity for a buyer wanting to open their own retail outlet with accommodation above. Located adjacent to the junction of St Johns Road and the High Street, amongst various other independent and national shopping outlets, with a nearby car park and plenty of passing trade.

The shop area extends to 682.3 sq feet with a door leading into a central lobby area, which has been previously used for storage. From here there is a ground floor reception room that the owner uses as a sitting room, with an adjacent bathroom. There is access out to a small courtyard area via side door. Stairs rise up from the central lobby to a kitchen area with a selection of fitted units. Leading from here you enter a large bed-sitting room. There is additional storage space in the large loft, which is accessed by a fixed ladder.

For any cash buyers seeking a suitable investment in a bustling town, look no further than this freehold, terraced, two storey building.

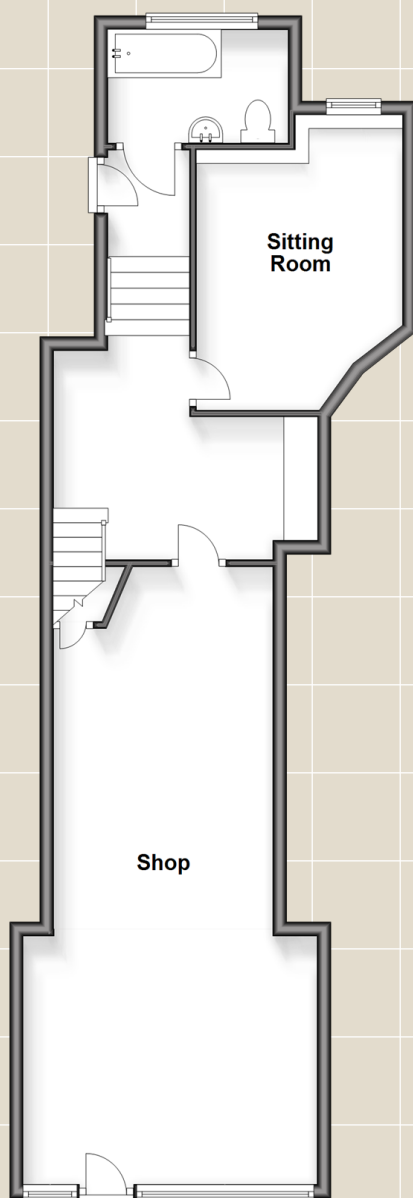
What the owner says...

"Ryde is a charming town with its quirky mix of Victorian architecture and traditional seaside entertainment. It includes a wide selection of independent shops, a variety of bars, cafes and restaurants and, unlike some places on the island, it is a hive of activity all year round with a variety of events from the Classic Car Show and the August Bank Holiday scooter show to a selection of concerts.

There are a number of great beaches around Ryde but Appley beach is stunning with long stretches of sand bordered by Puckpool Battery and the park that includes Appley Tower and a playground for young children."

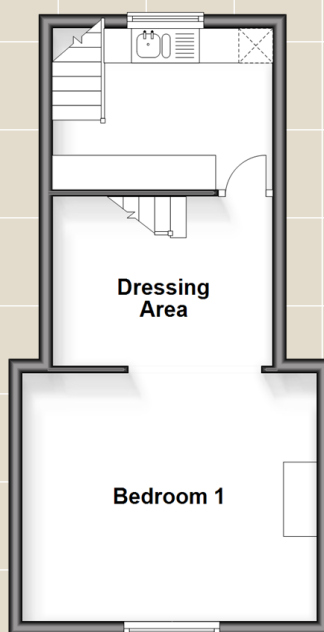
Ground Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



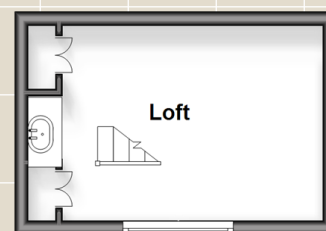
First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Second Floor

Approx. 12.3 sq. metres (132.6 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

28 Union Street, Ryde, Isle Of Wight, PO33 2DT
isleofwight@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Referral Arrangements

Fine & Country and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Fine & Country may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact *Fine & Country*
Or visit: <https://fineandcountry.iamsold.com>