

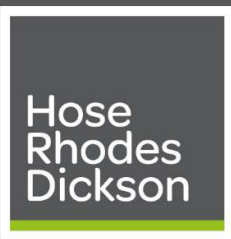
**PRICE £580,000**

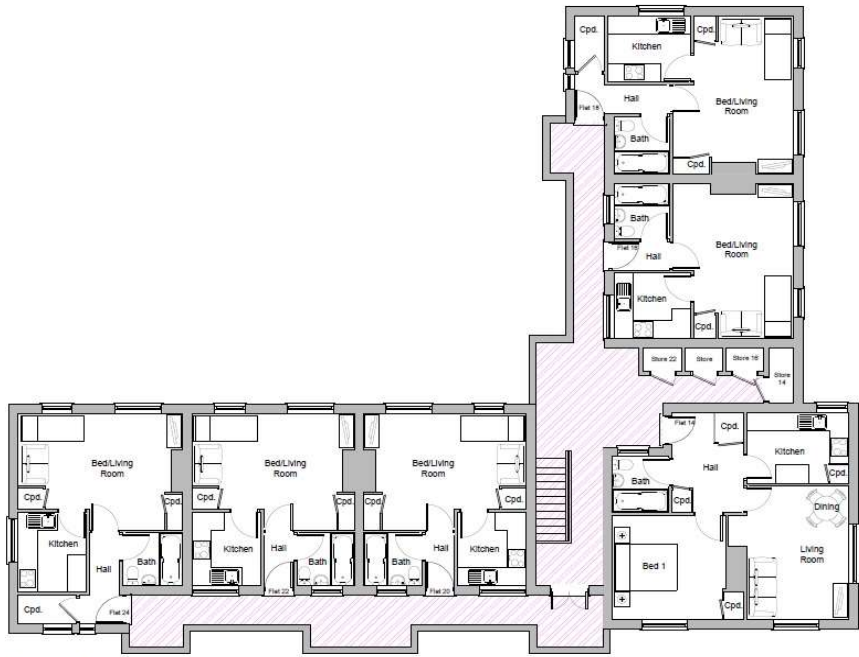
2-24 JOHN STREET, NEWPORT, PO30 2AL

**Hose Rhodes Dickson Commercial**

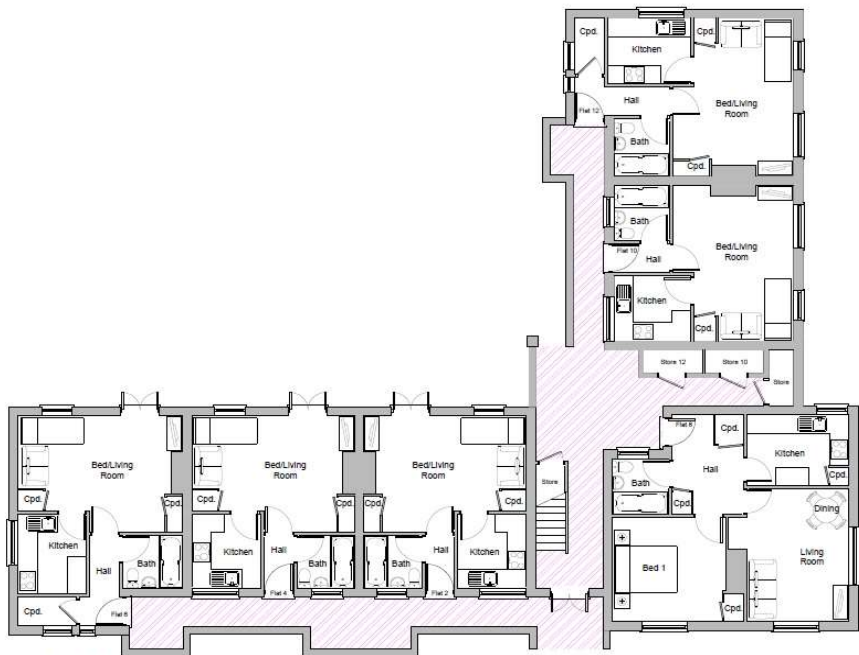
01983 527727

commercial@hrdiw.co.uk





First Floor Plan



Ground Floor Plan



- 12 x residential units
- Potential redevelopment opportunity - subject to successful planning
- Established Residential Location
- Communal gardens
- Freehold

## Location

Newport is the county town of the Isle of Wight with a population of 25,496 (2011 Census) at the head of the navigable section of the River Medina. It functions as the principal retail centre for the Island (estimated population 139,400) and also as an administrative hub. The town has reasonably significant modern industrial estates, but the economy has a strong reliance on tourist trade, with circa. 2.5 million tourist visits a year.

With regard to transport the main A3020 and A3054 meet approximately 0.5 miles to the east of Newport and the nearest ferry links to the mainland are at Cowes (five miles) and Fishbourne (six miles), with hovercraft services also available at Ryde (seven miles).

The property is situated on John Street off Robin Hood Street.

## Description

The property comprise a two storey L-shaped block of flats estimated to have been built in the early 1950s. External walls are of traditional masonry cavity walls with a pitched roof including with roof overhangs to external circulation spaces.

10 x bedsits  
2 x 1 bedroom apartments

The communal areas comprise of external access balcony walkways and covered staircase, giving access to the self-contained flats. The site area is 0.272 acres.

## Terms

Our client is asking £580,000 for this freehold opportunity.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewings

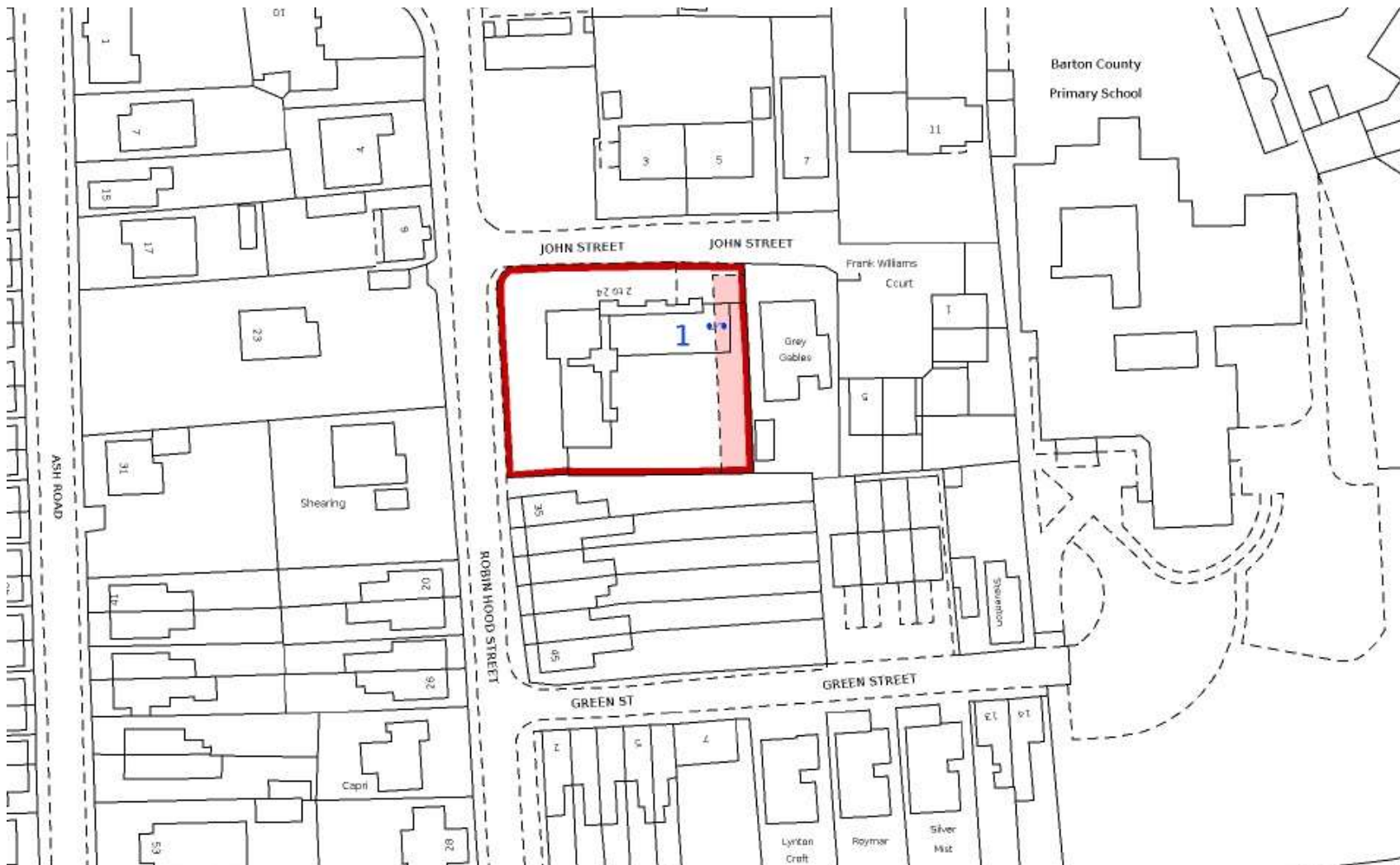
All viewings by prior appointment with the Joint Agent, Lisa Mercer, Hose Rhodes Dickson. Contact No: 01983 527727. Email: [lisamercer@hrdiw.co.uk](mailto:lisamercer@hrdiw.co.uk)

**PRICE £580,000**

2-24 JOHN STREET, NEWPORT, PO30 2AL

01983 527727 or [email commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

---



**Misrepresentation Act 1967**

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT

To arrange a viewing call

01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

www.hrdiw.co.uk  
 Friendly service and local knowledge