



## 75 High Street, Newport, Shropshire, TF10 7AU

- Attractive Retail/Residential Investment Opportunity in Popular Location
- 3 Storey Terraced Property within an existing High Street
- Providing Ground Floor Retail Premises & 3 Flats Above
- Producing a Current Rental Income of £33,840 pa
- EPC: Retail C-74, Flat 1 D-59, Flat 2 D-63, Flat 3 E-51
- Grade II Listed Building
- Severn Hospice occupy the Ground Floor



Printcode: 20240401

# 75 High Street, Newport

## LOCATION

Newport forms part of the Telford & Wrekin conurbation being approximately 5 miles north of Telford town centre, benefitting from good road communications with direct access to junction 3 of the M54 motorway and Watling Street (A5) via the A41 trunk road which links to Wolverhampton city centre. The property is prominently located on High Street being within close proximity of Waitrose supermarket, Boots the Chemist and B&M Bargains.

## DESCRIPTION

The property provides a double fronted terrace shop, which is occupied by Severn Hospice, and to the rear there is a self-contained stoned car park which is accessed via Beaumaris Road. The upper parts are accessed separately via an alleyway running along the northern elevation and both flats 1 and 2 are located on the first floor and provide 2 and 1 bedroomed accommodation respectively with flat no.3 being situated on the second floor providing a further 1 bedroomed flat.

## ACCOMMODATION

All measurements are approximate:

### Ground Floor - Severn Hospice

1,112 sq ft (103.3 sq m)

### First Floor

Flat 1 - 2 bedroomed  
Flat 2 - 1 bedroomed

### Second Floor

Flat 3 - 1 bedroomed

## ASKING PRICE

£450,000

## VAT

The property has not been elected for VAT.

## TENURE

The property is available to purchase Freehold, subject to the occupational leases (as detailed in the attached Tenancy Schedule).

## TERMS

Full repairing and insuring basis.

**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**  
Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



## PROPERTY REFERENCE

CA/BP/2308/a0424/ELH

## LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA.  
Tel: 01952 380000.

## RATEABLE VALUE

Retail: £12,750 - VOA.  
Council Tax: All flats are Band A - VOA.

## RATES PAYABLE

Retail: £6,362.25 - 2024/2025.  
Flats: £1,371.55 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Ratings: Retail C-74  
Flat 1 - D59, Flat 2 - D-63, Flat 3 - E-51.

## LEGAL COSTS

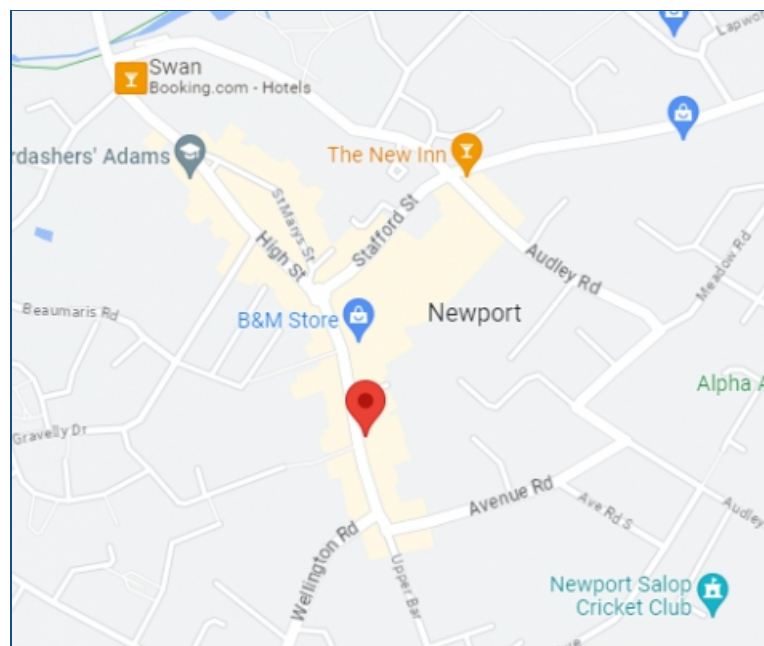
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

## AVAILABILITY

Immediate.

## VIEWING

Strictly by prior appointment with the Agent's Cannock office or via our joint agents Davies White Perry Tel: 01952 811003.



Tel: 01543 506640

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# TENANCY SCHEDULE

DEMISE	TENANT	PASSING RENT	LEASE DETAILS
75 High Street (Ground Floor)	Severn Hospice	£13,500 per annum excl	*Lease dated 05Feb 2024 *6 years from 05Feb 2024 *Tenant's break clause and rent review at the end of the 3 <sup>rd</sup> year *Subject to a Photographic Schedule of Condition
Flat 1 (First Floor)	Tenanted	£595 per calendar month	*Lease dated 17 Aug 2022 *12 months *Tenant holding over
Flat 2 (First Floor)	Tenanted	£550 per calendar month	*Lease dated 05 June 2023 *6 months *Tenant holding over
Flat 3 (Second Floor)	Tenanted	£550 per calendar month	*Lease dated 27 Jan 2023 *12 months *Tenant holding over
<b>Total Rental Income</b>		<b>£33,800 per annum</b>	

