

## Ryde, Isle of Wight



- **Public Auction on Wednesday 10th April 2024, at the Utilita Bowl Cricket Ground, Botley Road, West End, Southampton, SO30 3XH at 11:00am**
- **Unique investment opportunity**
- **23 Garages**
- **Central Ryde location**



## About the property

A unique opportunity to acquire 23 garages in the heart of Ryde. This fantastic investment has been owned by the same family for many years providing a good return. Many of the tenants of the garages have leased a unit for in excess of 10 years.

The space includes a large concrete turning area with well sized garages surrounding the central area. There are two access points to provide an in and out arrangement for cars.

Situated in a very central location to Ryde town centre, being only a stone's throw from both the High Street and Ryde School, along with foot passenger ferry connections of Ryde Esplanade.

\*\*\*\*\* MONEY LAUNDERING PROCEDURES \*\*\*\*\*  
IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED,  
THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU  
WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE  
PHOTO-TYPE).  
IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD  
PARTY, THEN WE WOULD REQUIRE BOTH ID FOR  
YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE  
INTENDED PURCHASER.  
PLEASE SEE WEB-SITE, [www.pearsons.com](http://www.pearsons.com) FOR FURTHER  
DETAILS.

### \*ADDITIONAL FEES:

Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

"In accordance with s28 (1) of The Estate Agents Act 1979, please note that the vendors are related to an employee of IOW Residential Limited trading as TriggHomes".

## Accommodation

23 Garages

Concrete turning area

Two access points to provide in/out vehicular arrangement

Leasehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[trigg-iow.co.uk](http://trigg-iow.co.uk)**