



Location

Ryde is the largest town on the Isle of Wight and has a prominent position along the seafront. Ryde offers good links to the mainland and the rest of the island with the hovercraft and passenger ferry. Ryde has a good selection of boutique shops, museums and galleries. The premises is located at the top of Ryde High Street with good frontage, and with a number of local operators choosing to trade from the immediate vicinity.

Accommodation

The premises offers a ground floor unit of circa 900 sqft, which has most recently been used as a Café (It is believed the premises would be suitable for a number of alternative uses subject to planning) the premises is predominately open plan with good frontage on to the high street. The premises benefits from good sized kitchen to the rear, and private facilities.

Business Rates

The premises has been rated in the 2020 rating list with a rateable value of £4,250 per annum, however any interested party should not rely on this information and should make their own enquiries.

VAT

All Prices quoted are exclusive of VAT, which will be chargeable at the prevailing rate.

EPC

An EPC will be provided on completion of development.



Terms

The premises is available by way of a new FRI lease with an initial rent of £10,000 Per annum. All other terms can be discussed directly with Questmap Ltd.

Legal Cost

Each party is expected to bear their own legal costs in this transaction

Service Charge

The premises will be liable for a service charge to contribute towards the upkeep and maintenance of the communal areas and service charge.

A Budget service charge will be provided on request.

Building Insurance

The Landlord will insure the premises with the tenant to reimburse, we have not yet been given the estimated premium.

Contact

To arrange to view or for further details please contact:

Nadia Harding

Email nadiaharding@questmap.net

Telephone: 02380 382800

Mobile:07891 201 610

