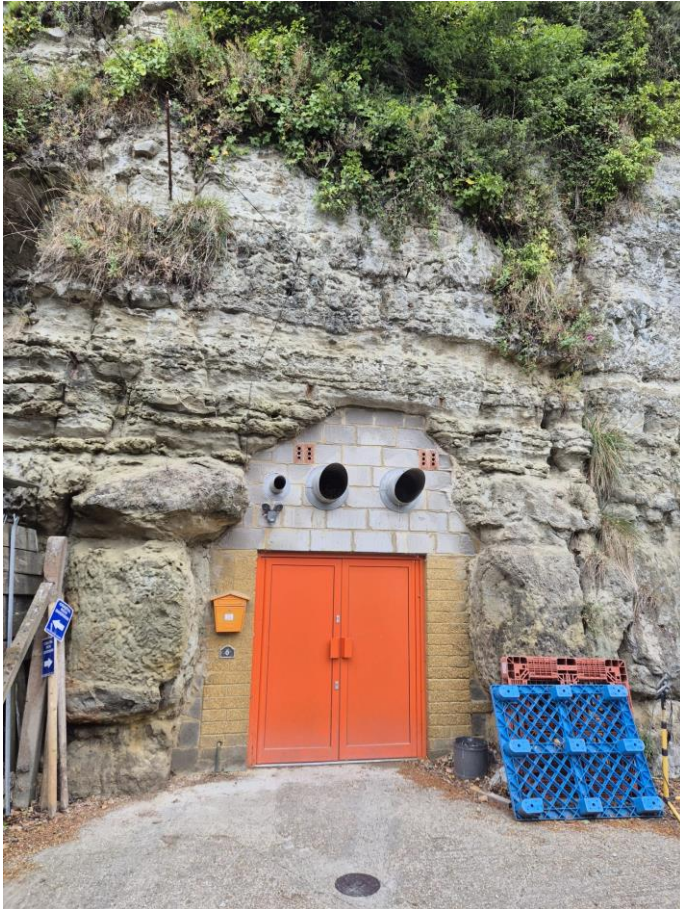




A MOST UNUSUAL BUSINESS AND PREMISES PURCHASING OPPORTUNITY, COMPRISING A 'CAVE' WITHIN THIS BUSY SMALL INDUSTRIAL ESTATE, COUPLED WITH THE EXISTING CIDER-MAKING BUSINESS, WITH THE PROPERTY WELL FITTED-OUT FOR ITS CURRENT PURPOSE.



**'GRAZED KNEE CIDER' & CAVE 6
VENTNOR INDUSTRIAL ESTATE
OLD STATION ROAD
VENTNOR
ISLE OF WIGHT
PO38 1DX**

Having decided to step away from the business and take a form of retirement, our clients here have asked us to offer for sale their cider-making business and premises, comprising the main 'cave' and benefiting from an internal modular unit to provide modern facilities, suitable for the existing use or indeed for other possible occupiers (subject to any necessary consents).

Ventnor Industrial Estate is a very busy and popular small estate on the northern edge of the main town, and is one of only a few estates in the area for commercial units. Ventnor itself is a popular resort town towards the southern tip of the Island, benefiting from a wide variety of independent and national commercial occupiers, plus a thriving tourism trade, the ever-popular beach and Esplanade, and an unusually mild climate.

The unit provides excellent communications to the South Wight and beyond, and was formed out of one of the original caves adjacent to The Old Station. Further details are as briefly outlined overleaf.

PRICE GUIDE - £95,000 to include the premises (ground leasehold), fixtures, fittings and equipment. SAV if required.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

THE CAVE	<p>Accessed via double doors, leading directly into the main area measuring some 29'10" (9.11m) wide x 28'2" (8.6m) with some block-lined side walls to a reasonable height, and a maximum height to the centre of the cave from the floor of some 15'6" (4.72m).</p> <p>Adjacent to the main cave is a lobby, with trapdoor access to a storage facility above, and an additional side storeroom measuring some 17'9" (5.45m) x 10' (3.05m).</p> <p>Total gross floor area (ground floor) = some 1,325ft² (122.91m²).</p> <p>Our clients installed a modular work unit, originally for their business production, but it could equally suit other uses, including catering facilities, and benefits from hygienic walls and stainless steel floor drains. The modular 'pod' measures some 27'10" (8.26m) x 14'9" (4.54m). Our clients have also installed non-slip, chemical-resistant flooring where appropriate and have rewired the premises in recent years, and have installed a single WC facility.</p>
EXTERNAL	<p>The property benefits from vehicular access only along the right-hand side of the block of modern units to the front, with a small amount of parking for a single vehicle. The lease also allows use of the concrete hard-standing on the estate.</p>
THE BUSINESS	<p>'Grazed Knee Cider' has traded for some years under the current ownership, and is available as a business to purchase with the cave, or possibly separately if an applicant wishes to relocate the business elsewhere. A current business inventory is available from the agents upon request, as are profit and loss accounts; supply of any such information will be subject to signature of a confidentiality statement.</p> <p>We understand that the business is run as a 'sole trader', and that it currently trades below the VAT threshold. In respect of the business and sale thereof, this would include the business databases, methods and recipes, three registered trademarks, plus goodwill. Please note that stock will be dealt with separately and sold at valuation upon completion.</p>
SERVICES	<p>Single-phase electricity supply. Water (including electric hot tank and multiple cold water outlets around the modular work unit) and drainage are also connected. However, interested parties should check the availability and suitability of main services to their own satisfaction.</p>
RATEABLE VALUE	<p>From April 2023 - £5,300 / UBR 2025/26 @ 49.9p in the £. Providing the owner/occupier also qualifies, the property qualifies for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
EPC	TBC.
TENURE	<p>We understand that the cave is held on the balance of a long ground lease at an uncollected ground rent of £5 pa. A copy of the ground lease may be available in due course for provision to bona fide applicants or their professional advisors.</p>
POSSESSION	Upon legal completion.
PRICE GUIDE	£95,000 to include the cave (long leasehold), plus business fixtures, fittings and equipment. SAV if appropriate.
LEGAL COSTS	Each party to bear their own legal and professional costs in this matter, whether or not it proceeds to completion once solicitors are instructed.
VAT	We are not aware of any VAT liability in respect of this premises; however, interested parties are advised to check this to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
REFERENCE	13102025/GrazedKneeCave6-Ventnor/27-Oct-25