



**A RARE OPPORTUNITY TO PURCHASE THIS MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT PROPERTY IN THE HEART OF RYDE TOWN CENTRE.**



**27, 27A & 27B HIGH STREET  
RYDE  
ISLE OF WIGHT  
PO33 2HT**

Situated in the heart of the pedestrianised precinct of Ryde High Street, this rare opportunity comprises a commercial investment on the ground floor, currently let to Ladbrokes, with two separately-let flats above, all producing a total net initial income of some £40,080 pa, representing a net initial yield before costs of some 11.45%. Early interest is therefore very strongly encouraged in respect of this investment, available now for sale subject to the tenancies in situ.

Ryde is the Island's second main commercial centre, but enjoys the largest residential catchment area of any, with a wide variety of facilities within the town boundaries, including an excellent mix of local independent and national corporate commercial occupiers, coupled with the ever-popular beaches, Esplanade and leisure facilities, plus the regular and quick foot passenger crossings to Portsmouth and Southsea on the mainland from Ryde Pier Head and the Esplanade respectively. The town is popular with locals and tourists alike, with a good year-round trade that is supplemented considerably by visitors during the summer season each year.

The premises are end of terrace and of traditional construction, with a ground floor commercial element and two flats over. Further details are as briefly outlined overleaf.

## **PRICE GUIDE - £330,000 FREEHOLD**

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

<b>GROUND FLOOR</b>	Currently let to Ladbrokes on the balance of a 5 year term from April 2023, at a passing rent of £27,000 p.a.x.  We understand that the lease includes tenant-only break clause arrangements, and a copy lease can be made available upon request to bona fide applicants or their professional advisors, and possibly subject to signature of a confidentiality agreement.
<b>UPPER FLOORS</b>	Comprises two flats as follows...  <u>27a</u> : Offers a kitchen/diner, sitting room, double bedroom and shower room, and is currently let at a passing rent of £5,940 pa.  <u>27b</u> : Offers an entrance hall/dining area, sitting room, kitchen, bathroom, double bedroom and single bedroom, and is currently let at a passing rent of £7,140 pa.
<b>TOTAL NET INCOME</b>	£40,080 to reflect an initial yield before costs of 11.45%.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. Interested parties should always check the availability and suitability of main services to their own satisfaction.
<b>RATEABLE VALUE</b>	From April 2023 – £22,250 UBR 2025/26 @ 49.9p in the £.  Interested applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>COUNCIL TAX</b>	Both flats are listed under Council Tax Band A.
<b>EPCs</b>	27 – ‘B’ / 27a – ‘D’ / 27b – ‘D’
<b>TENURE</b>	Overall Freehold, subject to the existing tenancies in situ. Copy leases can be made available on request, and subject to signature of a confidentiality agreement.
<b>POSSESSION</b>	Upon legal completion.
<b>PRICE GUIDE</b>	£330,000.
<b>LEGAL COSTS</b>	Each party will bear their own legal and professional costs in respect of this transaction.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.
<b>VIEWING</b>	If required, this will be <u>VERY STRICTLY</u> by prior appointment and with appropriate notice and <u>ABSOLUTE DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	14052025/27HighSt-Ryde/6-Nov-25