



THE NEEDLES PORTFOLIO ISLE OF WIGHT

**HIGH QUALITY
RESIDENTIAL &
COMMERCIAL
INVESTMENT
PROPERTY
PORTFOLIO
FOR SALE**

**OFFERS INVITED IN
EXCESS OF £14,750,000
REFLECTING A YIELD OF
6.25%**

**MARKET VALUE OF THE
PROPERTY ASSETS:
£18.3m**

www.tc-group.com



PORTFOLIO OVERVIEW:

- Number of Properties: 84 all located on the Isle of Wight
 - **RESIDENTIAL: 76 Tenancies**
 - **COMMERCIAL: 8 Tenancies**
- 100% Occupancy, Stable Cashflow & Long Term Tenants
- Strong Value Appreciation Potential in a Growing Market
- Opportunities for significant rental growth across various sites
- Professional Property Management in Place if Required
- Current Annual Gross Rental Income: £913,576 p.a.
 - **RESIDENTIAL: £780,060 p.a.**
 - **COMMERCIAL: £133,516 p.a.**
- Market Valuation of all Assets Assuming Vacant Possession: £18,360,000
- Asking Price: Offers in Excess of £14.75m at an Initial Yield of 6.25%



ISLE OF WIGHT PROPERTY MARKET:

- The Isle of Wight property market has demonstrated resilience and growth over the past five years, making it an attractive location for investors.
- Property values on the island have seen a strong upward trajectory, with rents & values increasing steadily since 2020.
- Despite short-term fluctuations, the long-term trend remains positive, supported by continued demand for homes in scenic coastal and countryside locations.
- Increased demand for holiday homes and investment properties has contributed to rising property values.
- The rental market has remained robust, with consistent demand for both short-term holiday lets and long-term rentals.

ISLE OF WIGHT ECONOMY OVERVIEW

The Isle of Wight's economy is diverse, growing, and well-positioned for the future. With strong performance in tourism, renewable energy, advanced manufacturing, and infrastructure investment, the island continues to attract businesses, investors, and skilled professionals.

As the focus on sustainability and innovation increases the Isle of Wight is set to remain a thriving economic hub with long-term potential. As a desirable place to live and work, the island continues to attract new residents, businesses, and investors.

The Isle of Wight's population stands at approximately 142,000, with a steady rate of growth driven by new residents moving to the island. There is a growing influx of Professionals & Families with more people relocating to the island due to affordable housing, improved connectivity, and remote working opportunities offering the population a high standard of living and a strong sense of community.





ACQUISITION INFORMATION:



**THE ENTIRE PORTFOLIO IS OFFERED FOR SALE
AS A SINGLE TRANSACTION**

**THERE IS A COMPREHENSIVE PROPERTY
SCHEDULE & DATA ROOM AVAILABLE FOR
REVIEW.**

**Expressions of Interest should be
submitted to the Sole Agents TC Group:**

Tom Dymond MRICS

07810 756 399

tomdymond@tc-group.com

