

SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

Telephone: (01983) 822288
www.scotcherandco.co.uk



A PRIME-LOCATED RETAIL UNIT WITH UPPER FLOORS – AVAILABLE ON A NEW LEASE IN THE HEART OF THE ISLAND'S MAIN TOWN CENTRE.



**52 HIGH
STREET
NEWPORT
ISLE OF WIGHT
PO30 1SB**

Occupying a prime location within the main High Street of Newport, which in turn is the County Town and administrative centre for the Island and, as such, is constantly busy. The town continues to be the Island's commercial hub, and the town and its outskirts continue to expand each year. Near neighbours to the property include Vodafone, B&M, The Card Factory, Poundland, WH Smith, and a soon to be developed new Tesco Express store, all providing excellent footfall and trading conditions.

The premises could suit a wide variety of appropriate Town Centre uses, and early interest is encouraged. The property is mid-terraced and traditionally constructed over three floors, with further details as briefly outlined overleaf.

RENTAL GUIDE - £15,000 P.A.X. (Incentives available subject to other terms agreed.)

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

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

GROUND FLOOR	<p>A retail unit of some 37'4" deep x max. width of 16'3", with the unit benefiting from double display windows and a recessed entry door, plus a suspended ceiling and tiled floor. The shop is backed by a small side office and a lobby with staircase up to the first floor.</p> <p>The current ground floor sales area is some 624ft² (58m²).</p>
FIRST FLOOR	<p>Incorporating storage, staff, kitchen and single WC facilities, plus lobby and fire exist, with access via a trapdoor and pull-down ladder to the second floor, currently used as further storage.</p> <p>The first floor provides some 438ft² (40.7m²) overall.</p>
AGENT'S NOTES	<p>The premises have traded until recently, for many years and with great success, as The Body Shop. However, it now offers vacant possession and the opportunity for a wide variety of Town Centre occupiers. A basic floor plan is available if required, for identification purposes only and not to scale.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected. However, interested occupiers should check the availability and suitability of main services to their own satisfaction.</p>
EPC	<p>'C' – Certificate Available.</p>
RATEABLE VALUE	<p>With effect from April 2023 – £20,750 UBR 2023/24 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
TERMS	<p>By way of a new commercial lease, effectively on a full repairing and insuring basis and with, if appropriate, five-yearly, upward-only rent reviews. The Landlord may reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.</p>
POSSESSION	<p>Upon legal completion.</p>
RENTAL GUIDE	<p>£15,000 p.a.x. (VAT not applicable)</p>
LEGAL COSTS	<p>Each party to bear their own.</p>
VAT	<p>We are not aware of any VAT liability in respect of this premises; however, interested applicants are advised to check this to their own satisfaction.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment, please, via the joint agents, Emily or Tony Scotcher at Scotcher & Co (01983 822288) and Carolyn Burbidge at Savills (0117 9102202), through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>20032024/52HIGHSTREET-NEWPORT/6-Feb-25</p>