

SCOTCHER & CO

C O M M E R C I A L

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EARLY INSPECTION IS ADVISED OF THIS ATTRACTIVE COMMERCIAL UNIT OVERLOOKING THE MAIN THOROUGHFARE BETWEEN THE TOP OF UNION STREET AND THE START OF THE MAIN PEDESTRIANISED PRECINCT. SUITABLE FOR A VARIETY OF OCCUPIERS (NOT HOT FOOD), SUBJECT TO ANY NECESSARY CONSENTS.



**185 HIGH STREET
RYDE
ISLE OF WIGHT
PO33 2PN**

Ryde itself is the second major town on the Island but enjoys the largest residential catchment area of any, with an excellent year-round trade supplemented during the seasonal months by tourism.

Ryde has a wide variety of facilities within its boundaries, including the ever-popular beach and Esplanade, plus a range of retailers and hospitality venues both local and national, and the regular and quick passenger ferry services to Portsmouth and Southsea from Ryde Pier Head and the Esplanade respectively.

The property is ground floor and forms part of a larger older style mid-terraced premises of traditional construction, with further details as briefly outlined overleaf.

RENTAL GUIDE - £9,000 P.A.X.

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

THE SHOP	<p>With an internal frontage of some 15' x an initial depth of 23', to provide some 345ft² (32.1m²) net sales. Steps up lead to a central room measuring some 12'1" x 9' with single WC and wash hand basin adjacent, and communicating on to...</p> <p>A rear stockroom of approximately 9'9" x 8' with staff kitchen facilities and rear fire exit provision.</p>
PLANNING	<p>Suitable for a range of Town Centre uses within the Class E Planning Use. Please note that hot food/takeaway will be restricted against. Interested parties are advised to contact the Local Planning Unit on 01983 823552 to make their own enquiries.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of mains services to their own satisfaction.</p>
EPC	TBC.
RATEABLE VALUE	<p>With effect from April 2026 – £7,900 UBR 2025/2026 @ 49.9p in the £. Providing the tenant also qualifies, this unit will qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
TENURE	<p>Will be by way of a new commercial lease effectively on a full repairing and insuring basis. The Landlord will insure the building with the tenant to pay their share of the premium. The tenant will also be responsible, as standard, to provide their own contents and public liability insurance. The lease will contain third anniversary upward-only rent reviews, and the Landlord will reserve the right to exclude the lease from the security provisions of the Landlord and Tenant Act 1954, Part II. Tenant references may be required, with additional deposit and other security if necessary.</p>
POSSESSION	Upon legal completion.
RENTAL GUIDE	£9,000 p.a.x.
LEGAL COSTS	<p>Our client may require any tenant to contribute towards their reasonable legal costs in this matter, whether or not they proceed to completion once solicitors are instructed.</p>
VAT	<p>We are not aware of any VAT liability in respect of the premises. However, interested parties should always check the VAT status of any property to their own satisfaction.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment, please, via the agents through whom all discussions and negotiations must be conducted.</p>
REFERENCE	18032026/185HIGHSTRYDE/18-Mar-26