

SCOTCHER & CO

C O M M E R C I A L



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EARLY INSPECTION IS ADVISED OF THIS FORMER CHILDREN'S ACTIVITY CENTRE, OFFERED NOW ON THE BASIS OF A NEW LEASE WITH VACANT POSSESSION, AND SUITABLE FOR A VARIETY OF POTENTIAL OCCUPIERS.



**55 MANNERS VIEW
DODNOR INDUSTRIAL/TRADING ESTATE
NEWPORT
ISLE OF WIGHT | PO30 5FA**

The unit is mid-terraced and occupies a very high profile location overlooking Manners View, which in turn is the link road between the main trading/industrial estates of Riverway and Dodnor, with near neighbours to include City Plumbing, Dulux Colour Centre, Rexel, Howdens, Screwfix and The Build Centre, amongst many others. Whilst the location is exceptionally popular with trade counter occupiers, this unit could equally suit other potential uses and should be viewed to be fully appreciated. Communications to the rest of the Island are excellent and easy, and opportunities to acquire a unit of this type in this location are increasingly rare.

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy, and the Town Centre is only a short distance to the south of the unit. There have been many commercial and residential developments in and around the town in recent years, some of which are ongoing, and these have firmly cemented Newport as the commercial hub for the Island. The property itself is of conventional modern clear-span construction with excellent eaves height, with further details as briefly outlined overleaf.

RENTAL GUIDE - £44,000 P.A.X. + VAT

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 UNIT	Measuring overall some 69'9" deep x 63' wide, to provide approximately 4,465ft ² (414.81m ²) GIA, supplemented by a structural mezz-deck to the front elevation, measuring some 63'10" wide x 31'3", to provide a further approx. 2,000ft ² (185.8m ²) incorporating the main stairwell.
EXTERNAL	The unit benefits from access to the rear and a shared service road, with full height roller-shutter door and designated 6 staff parking spaces. Parking to the front of the unit is a shared facility with other occupiers of the terrace, with 12 designated spaces allocated to this unit. The rear landscape areas and car park maintenance is covered by a proportional reviewable service charge arrangement, understood to be in the order of £2,900 pa currently.
PLANNING	<p>For many years the unit was used as a children's activity and play centre, and certain non-structural installations remain and can stay in situ if an ingoing tenant requires them either as a whole or in part. Currently these include the main central staircase to the mezz-deck and at ground floor level a former server counter, former kitchen with extraction canopy and flue, ancillary stores, and staff WC facilities.</p> <p>The first floor mezz-deck is open, with no safety rail or other arrangement at present, but does incorporate the main stairwell, modern customer WC facilities and access to an enclosed fire escape staircase down to the rear of the ground floor. Please note that where applicable Scotcher & Co have not checked the suitability or serviceability of any internal fixtures, fittings or equipment, as it is the responsibility of the new tenant to satisfy themselves in this regard.</p> <p>There is also currently a hard-wired fire alarm system and CCTV facilities if required.</p> <p>Interested applicants are advised to make any necessary planning enquiries in respect of usage of the IW Planning Unit on 01983 823552.</p>
SERVICES	Water, electricity, drainage and gas are all understood to be connected. However, interested parties should check the suitability of main services to their own satisfaction.
EPC	'C' – Certificate Available.
RATEABLE VALUE	As of April 2026 - £37,250 (listed as a children's activity centre). UBR 2025/2026 @ 49.9p in the £. Applicants should verify this information with the Rating Office on 01983 823920.
TENURE	Will be by way of a new commercial lease, with terms by negotiation and 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 be required to take out their own contents and public liability insurance. The lease will include fifth anniversary upward-only rent reviews, and the Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£44,000 p.a.x. + VAT
LEGAL COSTS	Each party will bear their own professional and legal costs.
VAT	Will Apply.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	13032026/55–Manners-View/20-Mar-26