

SCOTCHER & CO

C O M M E R C I A L



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AN EXTENSIVE SECURE STORAGE YARD/FACILITY - AVAILABLE NOW ON NEW LEASEHOLD ARRANGEMENTS, AS A WHOLE OR IN PART.



**FORMER DEPOT, KINGSTON ROAD, EAST COWES
ISLE OF WIGHT, PO32 6HF**

An unusual opportunity has arisen to lease this extensive storage facility, either as a whole or subdivided by negotiation, situated within the town boundaries of East Cowes, in an area known for certain industrial and storage uses, just to the south of the main Town Centre. The site borders the River Medina, and could in our view suit a wide variety of storage facilities and other users, subject to any necessary consents. The site was previously home to a fuel and lubrications supply business; however, all on-site structures have now been cleared. Further details are as briefly outlined overleaf.

**RENTAL GUIDE:
Calculated on the basis of £1 per ft² gross area occupied.**

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

LOCATION	Just to the south of the main Town Centre, in an area of mixed commercial use. The eastern bank of the River Medina is noted for a variety of other commercial occupiers, and we believe that this site potentially offers river access, with previous occupiers having brought fuel ashore by sea some years ago.
THE SITE	Is of mixed surfacing, with some concrete coverage and otherwise of compacted earth and gravel, and is as indicated on the attached location plan, which is not necessary to scale and is for identification purposes only. We understand that the site measures approximately 2.68 acres, i.e. 10,500m ² or 113,000ft ² overall, subject if required to final measure.
RATEABLE VALUE	Currently listed as £143,000 as a 'Storage Depot & Premises' but the expectation is that this will need to be reassessed. Subject to subdivision, this will also require further reassessment. Applicants may wish to verify this information with the IW Non-Domestic Rates Department on 01983 823920.
EPC	Not applicable.
SERVICES	We believe that certain mains services served the original depot site and premises. However, tenants will be required to check the availability and suitability of services to their own satisfaction.
RENTAL GUIDE	Calculated at £1 per ft ² gross area occupied.
LEGAL COSTS	Each party to bear their own legal and professional costs.
TENURE	Will be by way of a new commercial lease or leases by negotiation, effectively on a full repairing and insuring basis with, if appropriate, three-yearly upward-only rent reviews. The Landlord would insure the site with the tenant to pay the premium. The Landlord reserves the right to exclude the lease from the security provisions of the Landlord & Tenant Act 1954, Part II.
POSSESSION	Upon legal completion.
VAT	To be confirmed.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions & negotiations must be conducted.
REFERENCE	05062024/SiteAtKingstonRd-IW/4-Jul-24

