

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



**DETACHED PRODUCTION/WAREHOUSE UNIT OF SOME 7,050FT² (654.9M²) GIA, WITH
AMPLE PARKING/YARDAGE – AVAILABLE NOW TO PURCHASE OR POSSIBLY LEASE**



**27 MANNERS VIEW
NEWPORT
ISLE OF WIGHT
PO30 5FA**

Located within the Island's premier trading, manufacturing and industrial estate on the edge of Newport Town Centre, this unit could be suitable for a wide variety of occupiers (subject to any necessary consents).

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy. 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. Opportunities to purchase commercial property within the town boundaries are very rare, therefore early interest is encouraged.

Near neighbours include Toolstation, Screwfix, Build Center, and others; Isle of Wight College, B&Q and St. Mary's Hospital are all within easy reach. There is easy access to the nearby dual carriageway, in turn with good communications by road to all parts of the Island.

The property is of steel portal frame construction under a profile roof and cladding, with further details as briefly outlined overleaf.

**PRICE GUIDE - £435,000 (Ground Leasehold)
RENTAL GUIDE – ON APPLICATION**

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 some 77'8" (23.7m) wide x 90'0" (27.6m) deep, thereby providing a footprint of about 7,050ft² (654.9m²) GIA. The unit is accessed via large front and smaller side roller-shutter doors, and enjoys excellent eaves height, allowing for racked storage of mezzanine arrangements as appropriate and if required. Located in the north-west corner of the unit is a two-storey office arrangement, providing about 700ft² (65.0m²) on each floor, with an additional staff/mess room and WC facilities on the ground floor.
OUTSIDE	Sizeable concrete yard/parking to the front of the building, with additional hard-standing to the side.
PLANNING	Interested applicants are advised to make any necessary planning enquiries of the IW Planning Unit on 01983 823552.
SERVICES	Water, electricity (three-phase) and drainage are all understood to be connected. However, interested parties should check the suitability of main services to their own satisfaction.
EPC	Being Commissioned.
RATEABLE VALUE	As of April 2023 - £47,500 UBR 2023/2024 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
TENURE	The premises are offered for sale on what we understand is the balance of a ground lease until 31st October 2123 from the Freeholders, Isle of Wight Council, at a current annual ground rent of £8,000 pa. If let, the premises will be leased by way of a new commercial lease, effectively on a full repairing and insuring basis and with, if appropriate, three-yearly upward-only rent reviews. 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.
PRICE GUIDE	£435,000 (Ground Leasehold).
RENTAL GUIDE	On Application.
LEGAL COSTS	In the event of a commercial lease being granted, our clients will seek coverage of their legal costs from the ingoing tenant. In the event of a sale, each party will bear their own legal and professional costs.
VAT	We are not aware of any VAT liability in respect of this property. However, interested applicants should always check the VAT status of any premises to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	03022025/27–Manners-View/3-Feb-25