

# SCOTCHER & CO

C O M M E R C I A L

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**EARLY INSPECTION IS ADVISED OF THIS ATTRACTIVE BUSINESS PREMISES OPPORTUNITY, COMPRISING A FITTED AND EQUIPPED CAFÉ PREMISES, AVAILABLE NOW ONLY DUE TO THE CURRENT TENANT'S RELOCATION.**



**“CRAFT” PREMISES  
2 UNION STREET  
RYDE  
ISLE OF WIGHT  
PO33 2EA**

Situated just a few steps up from the ever-popular Esplanade and Western Gardens, home to the modern bus and transport interchange and the train station with its services through to Shanklin, the premises are in a good location within the active trading area of Union Street, which in itself is noted for a variety of independent and national traders.

Ryde as a town is the second major commercial centre for the Island, and it boasts the largest residential catchment area of any town on the Isle of Wight, and as such it is constantly busy year-round, enjoying a considerable seasonal boost. An excellent variety of facilities lie within the town boundaries, including the regular and quick passenger ferry crossings to Portsmouth and Southsea via Ryde Pier Head and The Esplanade respectively.

The premises form the ground floor of a mid-terraced property, of traditional construction, and is considered ideal as a virtually 'turnkey' opportunity for any interested applicant.

**PRICE GUIDE - £7,500**  
**New lease for the premises available by negotiation.**

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

<b>THE PREMISES</b>	<p><u>Front of House:</u> Measuring off an internal frontage of some 13', narrowing slightly towards the rear, with an initial depth of about 21'4", this part of the premises includes the main servery.</p> <p>Steps up lead to a further seating area of some 15' deep x 8'2" wide, with a small former 'snug' of some 5'6" x 4'9". Single modern WC facility. Leading on from the rear seating area is...</p> <p><u>The Kitchen:</u> A spacious kitchen of some 14' x 10'9", featuring a range of modern fittings.</p> <p><u>Basement:</u> Off the rear seating area, there is a door and access to a basic basement storage facility (not inspected).</p>
<b>AGENT'S NOTES</b>	<p>Our clients are relocating to businesses elsewhere in the East Wight, so the premises are offered on the basis of the existing fixtures, fittings and equipment. An inventory will be available to bona fide interested parties and their professional advisors, and this along with the existing fit-out and décor could effectively offer a 'turnkey' operation for interested applicants.</p> <p>No accounts or business figures will be supplied. Early interest is strongly encouraged, as such opportunities on Union Street are rarely available.</p>
<b>RATEABLE VALUE</b>	<p>With effect from April 2026 – £7,300. UBR 2026/2027 @ 43.2p in the £.</p> <p>Providing the occupier also qualifies, the premises qualify for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
<b>SERVICES</b>	<p>Water, electricity and drainage (no gas) are all understood to be connected where appropriate. Interested parties should always check the availability and suitability of main services to their own satisfaction.</p>
<b>EPC</b>	<p>'D' – Certificate Available.</p>
<b>TENURE</b>	<p>We understand that our clients will be surrendering their own lease on the basis that a new lease can be negotiated with the Landlord, for at least a 3 year term and at a proposed rental of £950 pcmx (£11,400 p.a.x.). Other terms by negotiation.</p>
<b>POSSESSION</b>	<p>Upon legal completion and surrender of the existing lease and granting of a new lease.</p>
<b>RENTAL GUIDE</b>	<p>Proposed as above.</p>
<b>PRICE GUIDE</b>	<p>£7,500.</p>
<b>LEGAL COSTS</b>	<p>Each party to bear their own legal and professional costs in respect of the sale, if applicable. However, the ingoing tenant may be required to contribute to the Landlord's reasonable legal costs in respect of a new lease.</p>
<b>VAT</b>	<p>We are not aware of any VAT liability in respect of these premises. However, interested applicants should always check the VAT status of any property to their own satisfaction.</p>
<b>VIEWING</b>	<p><u>VERY STRICTLY</u> by appointment and with <u>DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.</p>
<b>REFERENCE</b>	<p>09062026/2UnionSt-RYDE/09-Jun-26</p>