

SCOTCHER & CO



C O M M E R C I A L

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A LOCK-UP COMMERCIAL UNIT, AVAILABLE ON A NEW LEASE WITHIN THIS POPULAR RESORT TOWN.



**30 HIGH STREET
SHANKLIN
ISLE OF WIGHT
PO37 6JY**

Occupying a prominent location within Shanklin High Street, with deceptively spacious accommodation, the property could suit a variety of occupiers (subject to any necessary consents) and is offered with vacant possession on completion and is worthy of early inspection.

Shanklin is a popular resort town, which not only enjoys a good year-round trade but also benefits from a considerable seasonal boost from tourism. It has within its boundaries a wide variety of facilities, including the ever-popular Esplanade and beach overlooking Sandown Bay. This stretch of the High Street has recently attracted a number of businesses in the service sector, including a nail bar, tattoo parlour and art gallery.

The property is mid-terraced and currently occupied on a temporary basis as a pop-up shop. It forms the ground floor of a larger premises of traditional construction, with further details as briefly outlined overleaf.

RENTAL GUIDE - £7,000 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

ACCOMMODATION

Benefiting from a recessed glazed frontage with suitably increased display area as a result, the premises offer a total gross internal area of some 834ft² (77.5m²). The frontage measures some 13' with an initial shop depth of 35'8", and with a further area beyond for potential additional retail measuring some 14'4" deep x 17'. The property also benefits from an attractive timber floor to the main area, plus a rear storeroom and small enclosed yard.

To the side of the shop is a lobby with a small store and adjoining WC facility. The basic layout of the premises is as shown on the attached floor plan, which is not to scale and is for identification purposes only.

PLANNING/USEAGE

If any form of planning is required then this is the responsibility of the tenant to acquire at their cost. Enquiries should be made direct to the local IW Planning Unit on 01983 823552. Any potential uses will also require Landlord's consent.

RATEABLE VALUES

With effect from April 2023 – £7,000 / UBR 2025/26 @ 49.9p in the £. Providing the tenant also qualifies, the premises qualify for complete small business rates relief under the current guidance. Applicants may wish to verify this information with the Rating Office on 01983 823920.

EPC

'C' – Certificate Available – Valid Until May 2035.

SERVICES

Water, electricity and drainage are all understood to be connected; however, interested occupiers should always check the availability and suitability of main services to their own satisfaction.

TENURE

By way of a new commercial lease, effectively be on a full repairing and insuring basis, and will include if appropriate three-yearly upward-only rent reviews. The Landlord will insure the building, with the tenant to pay their share of the premium, and the tenant will be liable for their own contents and public liability insurance. The Landlord will reserve the right to exclude any lease from the security provisions of the Landlord and Tenant Act 1954, Part II. Otherwise, terms by negotiation.

RENTAL GUIDE

£7,000 p.a.x.

POSSESSION

Upon legal completion.

LEGAL COSTS

Where applicable, the ingoing tenant will be expected to contribute towards the Landlord's reasonable costs in this transaction, whether or not they proceed to completion once solicitors are instructed.

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 property to their own satisfaction.

VIEWING

STRICTLY by appointment via the agents, through whom all discussions and negotiations must be conducted.

REFERENCE

12052025/30HighSt-Shanklin/11-Aug-25

