

WHOLE BUILDING FOR SALE CENTRAL FRESHWATER



LOCATION

Well located in the centre of Freshwater in a busy area with high footfall generated by the property's proximity to Sainsbury's Local store, Hurst's Ironmongers, Freshwater Post Office and various other specialist retailers and eateries. Freshwater is the most important town in the West of the Island with an immediate population of around 5,000. The geographic features of the area - Tennyson Down, Alum Bay and Yarmouth Harbour amongst others - attract a wide range of tourists as the season for the purely beach holiday extends by walkers, sailors, cyclists, fishermen and golfers on Freshwater's cliff top course as well as those pursuing the cultural history of the area with Alfred Lord Tennyson and Julia Margaret Cameron amongst the Victorian artistic community.

DESCRIPTION

Whole building for sale comprising ground floor commercial premises running to a total of approximately 71.7 m² (771 ft²) with the main retail space running to circa 51.6 m² (555 ft²). The property also benefits from a generous frontage to School Green Road of 7.6 metres (25 ft). Please see floor plan overleaf for further details.

THE FLAT

The first and second floors are arranged as a flat with a separate entrance from the rear of the property. The flat has now been let on a 12 month Assured Shorthold Tenancy at the rate of £650 per calendar month due to the poor overall condition. Investors could modernise and improve the flat to gain greater rental yield. The flat comprises 3 bedrooms on the top (second) floor, with a large open plan living room/dining room to the front of the property plus kitchen, bathroom and separate toilet facility all located on the 1st (first) floor.

TERMS

For Sale with offers invited "in the region of" **£195,000** for the benefit of the freehold interest of the whole property.

UNIFORM BUSINESS RATE

Rateable Value: £7,000 shop and premises

2021/2022: **£0.512p without small business relief**. The flat is currently deleted from the Council Tax Listing. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability that may be applicable by telephoning Business Rates on **01983 821000**

- Opportunity to purchase a whole building with ground floor commercial premises plus separately accessed 3 bedroom flat over
- Located in arguably one of the highest footfall areas of Freshwater adjacent to Sainsbury's Local and Hurst's Ironmongers
- Ground floor retail runs to a total of approx. 71.7 m² (771 ft²)
- For Sale with offers invited "in the region of" **£195,000** for the freehold interest of the whole building



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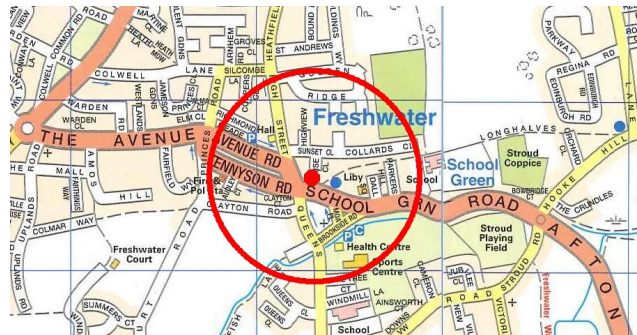
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VIEWING

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