



A COMMERCIAL PREMISES OF SOME 3,200FT² (297.29M²) GIA, AVAILABLE ON THE BASIS OF A NEW LEASE, CURRENTLY WITH AN EXTENSIVE FIT-OUT TO COMPRISE DISPLAY ROOMS BUT EQUALLY AVAILABLE WITHOUT THESE IF REQUIRED, TO SUIT A RANGE OF OCCUPIERS.



**UNIT 9 RIVERBANK
OFF HURSTAKE
ROAD
NEWPORT
ISLE OF WIGHT
PO30 5UU**

Situated within the popular Riverbank Estate, close to Newport Town Centre and Riverway Trading Estate, this unit presents an attractive modern and refurbished façade and could suit a wide range of occupiers, subject to any necessary consents.

Newport itself is considered the commercial hub for the Island and, as such, is constantly busy. Near neighbours to the unit include SES, D&S Carpets, Jollyes Pet Food Stores, Dunelm Mill, Iceland Food Warehouse, and Currys/PC World, amongst others.

The unit was originally leased to the current tenant as warehousing; however, due to the nature of the business the tenants have installed non-structural display rooms, fixtures and fittings, which can be offered with the property or alternatively can be removed and the premises reinstated as a 'shell' if necessary.

The unit itself is end terrace and has in recent years undergone an extensive refurbishment programme. Further details are as briefly outlined overleaf.

RENTAL GUIDE – £28,000 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

THE UNIT	<p>Originally offering clear-span accommodation measuring some 81' (24.69m) deep x 39'9" (12.12m), with excellent eaves height and incorporating WC facilities, a modern electrically-operated roller-shutter door, some back of house storage with lightweight stores over, plus secondary lobby and personal entrance.</p> <p>Beyond the roller-shutter door is a recessed area for display, with access through to the main area, comprising a variety of display rooms with a wide central corridor, all arranged as suitable for the existing tenants and can remain in situ for a new tenant to take over responsibility. Alternatively, they can be removed to free up the gross internal area.</p> <p>Further photos are available upon request indicating the current internal fit-out.</p>
EXTERNAL	<p>Approached via a shared service road, and with parking to the front of the unit. We understand that the lease also incorporates a small grassed area to the side of the premises.</p>
EXISTING BUSINESS	<p>Has traded as Wooldridge Interiors in interior design and luxury homewares for a number of years: the business is now relocating to concentrate on the interior design, but the current fit-out for the unit could suit another commercial occupier, if required.</p>
RATEABLE VALUE	<p>With effect from April 2026 - £30,750 UBR 2026/27 @ 43.2p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823552.</p>
SERVICES	<p>Water, electricity (three-phase) and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of main services to their own satisfaction.</p>
EPC	<p>'D' – Certificate Available</p>
TENURE	<p>Will be by way of a new lease, with terms to be negotiated, effectively on a full repairing and insuring basis with, if appropriate, three-yearly upward-only rent reviews, with the Landlord to insure the building and the tenant to pay their share of the premium. The lease will be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II.</p>
POSSESSION	<p>Upon legal completion and subject to successful surrender of the existing lease if applicable.</p>
RENTAL GUIDE	<p>£28,000 p.a.x. + VAT.</p>
SERVICE CHARGE	<p>A proportional site service charge will apply – details are available upon request.</p>
LEGAL COSTS	<p>The ingoing tenant will be expected to contribute towards the Landlord's legal costs in respect of this matter.</p>
VAT	<p>Will apply with regard to both the rental and the service charge.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>24062026/Unit9Riverbank-Newport /24-Jun-26</p>