

SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

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AN EXTENSIVE WAREHOUSE/PRODUCTION UNIT, PROVIDING SOME 12,000FT² (1,114.82M²) OVERALL GIA, INCLUDING A MEZZ-DECK TO THE REAR – SUITABLE FOR A VARIETY OF OCCUPIERS, SUBJECT TO ANY NECESSARY CONSENTS



**WAREHOUSE PREMISES
PRITCHETTS WAY
ROOKLEY
ISLE OF WIGHT
PO38 3LT**

Well-situated within this cul-de-sac commercial development, and virtually central for communications to all parts of the Island, so therefore could suit a wide variety of occupiers, subject to any necessary consents.

Rookley itself is a village about 3 miles' south of Newport, the County Town and administrative centre for the Island, and it has certain facilities within its boundaries, including a local convenience store, popular holiday lodge park, and a local Post Office facility.

The building itself is detached, of modern clear-span steel portal framework under profile roof, with accommodation and other details as briefly outlined overleaf.

**RENTAL GUIDE - £75,000 P.A.X. + VAT
PRICE GUIDE - £825,000 + VAT**

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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	<p>With an overall internal length of some 142' (43.28m) and a width of some 71'6" (21.8m) to provide about 10,150ft² (943m²) GIA at ground floor, supplemented by a rear steel-framed mezz-deck of about 25'6" (7.77m²) deep to provide some 1,823ft² (169.4m²).</p> <p>The eaves height is 3.9m and central pitch height is 6m, and the premises benefits from a 4.2m high main loading and access door, plus personal door, plus WC and staff facilities.</p>
EXTERNAL	<p>A secure gated front yard and parking.</p>
FLOOR/LAYOUT PLAN	<p>Attached and for identification purposes only.</p>
RATEABLE VALUE	<p>From April 2017 - £31,500. UBR 2019/20 @ 49.1p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920</p>
SERVICES	<p>Water, electricity (three-phase) and drainage are all understood to be connected. However, interested applicants are always advised to check the availability and suitability of any services to their own satisfaction.</p>
EPC	<p>'C' – Certificate Available</p>
TENURE	<p>Either by way of a new commercial full repairing and insuring lease, subject to terms, with the Landlord to insure the building and the tenant to pay their proportional share of the premium. The lease may be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II, and will if appropriate be subject to three-yearly, upward-only rent reviews.</p> <p><u>Alternatively</u>, this unit is available for sale on a Freehold basis.</p>
POSSESSION	<p>We understand the current lease is being surrendered at the end of the year; therefore, possession will be subject to this and to legal completion.</p>
RENTAL GUIDE	<p>£75,000 p.a.x. + VAT</p>
PRICE GUIDE	<p>£825,000 + VAT</p>
LEGAL COSTS	<p>Ingoing tenants will be expected to contribute to the Landlord's reasonable legal costs in respect of a letting, whether or not they proceed. In the event of a sale, each party will bear their own.</p>
VAT	<p>We understand VAT will apply.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment, please, and with <u>DISCRETION</u> via the joint sole agents, through whom all discussions and negotiations must be conducted. Our joint sole agents in this matter are Gully Howard, via Gavin Chambers, contactable on 01983 301434 or gchambers@gullyhoward.com.</p>
REFERENCE	<p>DVD1/WarehousePremises-Rookley/7-Oct-20</p>

FLOOR/LAYOUT PLAN
Not to scale, and for identification purposes only.

