



AN EXCEPTIONAL GRADE II LISTED PROPERTY, MOST RECENTLY USED AS TREATMENT ROOMS AND OFFICES BUT WITH CONSIDERABLE POTENTIAL FOR A NUMBER OF ALTERNATIVE USES, SUBJECT TO ANY NECESSARY CONSENTS – FOR SALE NOW ON A FREEHOLD BASIS



**3 ST JAMES STREET
NEWPORT
ISLE OF WIGHT
PO30 5HE**

Situated just to the north of the main Town Centre of Newport in an area of mixed residential and commercial usage, the property enjoys a prominent frontage overlooking one of the main thoroughfares into the town. Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy.

Freehold properties such as this are rarely available, therefore early interest is encouraged. The property dates from the Georgian era and has a good deal of character and charm, both inside and out; details of the accommodation are as outlined overleaf.

PRICE GUIDE - £270,000 FREEHOLD

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

<u>GROUND FLOOR</u>	Generally arranged around a spacious hallway with flagstone floor and staircase to the first floor, with ground floor accommodation as follows:
RECEPTION/OFFICE 1	About 19'8" (6.0m) x 16'5" (5.0m) overall, currently subdivided.
KITCHENETTE/ STAFFROOM	Incorporating a DDA-compliant WC facility. There is a gas-fired boiler, which we understand provides heating and hot water.
FORMER SAFE/ STRONG ROOM	Not measured.
OFFICE 2 (FRONT)	17'4" x 13'9" with archway communicating to:
OFFICE 3 (MIDDLE)	19'6" x 13'8", previously communicating to:
REAR STUDIO:	Comprising a modern single-storey extension of 39'6" x 13'6", currently separately accessed via the central courtyard.
<u>FIRST FLOOR</u>	Half-landing with gents WC facilities.
OFFICE 4 (REAR)	13'3" x 10'2"
OFFICE 5 (FRONT)	16'2" maximum x 13'8"
OFFICE 6 (FRONT)	12'5" x 10'3"
OFFICE 7 (FRONT)	13'8" x 11'8"
MAIN LANDING	With ladies WC facility.
OFFICE 9 (REAR)	18'10" x 14'2"
N/B:	The first floor accommodation provides some 840ft ² NIA, part of which is currently let; however, we understand that this tenant will give possession, subject to appropriate notice.
<u>SECOND FLOOR</u>	Comprises attic storage rooms to provide some 412ft ² .
OUTSIDE	A delightful central courtyard-style garden with some landscaping. Pedestrian access is from St James Street to the side and Crocker Street to the rear. The latter access arrangement is shared with the adjoining owner. There is also an external WC and lean-to storage facility.
SERVICES	We understand that water, electricity, drainage and gas are all connected. However, interested applicants are advised to check suitability of the main services to their own satisfaction.
EPC	Believed to be Exempt due to its Grade II Listed status.

AGENT'S NOTES	The property is currently served by a gas-fired central heating system with radiators. Please note that Scotcher & Co have not checked the suitability or serviceability of any fixtures and fittings, including the heating system, as it is the responsibility of the purchaser to check this to their own satisfaction.
RATEABLE VALUE	<p>The VOA website has the various parts of the accommodation separately assessed, each qualifying for small business rates relief. However, in the event of the sale of the whole, it may be necessary for the building to be reassessed.</p> <p>The current RV figures are available at https://www.gov.uk/government/organisations/valuation-office-agency</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
PLANNING	<p>The existing arrangements cover a variety of commercial uses; however, it is clear that the property, given its size and configuration, has potential for a wide variety of uses in part of as a whole, subject to any necessary consents.</p> <p>Interested applicants are advised to make any appropriate planning enquiries of the local planning unit on 01983 823552.</p>
TENURE	Understood to be freehold.
PRICE GUIDE	£275,000 Freehold.
POSSESSION	Upon legal completion.
LEGAL COSTS	Each party to bear their own.
VAT	We are not aware of any VAT liability in respect of this property. However, interested applicants should always check VAT status to their own satisfaction.
VIEWING	VERY STRICTLY by appointment and WITH DISCRETION, please, with the agents through whom all discussions and negotiations must be conducted.
REFERENCE	DVD1/3StJamesSt-Newport/22-May-25