

SCOTCHER & CO

C O M M E R C I A L

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**A SIEZABLE PRODUCTION/WAREHOUSE FACILITY OF SOME 5,500FT² (511M²) GIA,
CONVENIENTLY SITUATED WITHIN ONE OF THE ISLAND'S MAIN LIGHT INDUSTRIAL
AND TRADING ESTATES – AVAILABLE NOW ON A NEW LEASE**



**31 MANNERS VIEW
DODNOR ESTATE
NEWPORT
ISLE OF WIGHT
PO30 5FA**

With near neighbours including Toolstation, Heatstar, Ken Bloomfield Removals, Biffa, Diametric, and Screwfix, amongst others, this unit is situated in an area well-known for trade counters and production/warehouse facilities, just to the north of the main Town Centre of Newport.

The premises is the middle unit of a short terrace of three, and enjoys good parking provision to the front.

The unit is of standard clear-span construction, mostly under profile cladding, with further details as briefly outlined overleaf.

RENTAL GUIDE – £45,375 P.A.X. + VAT

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>Measures some 52' (15.85m) wide x approx. 106' (32.31m) deep on average, therefore providing some 5,500ft² (511m²) gross internal area, with a good eaves height of 18'8" under a shallow pitched roof.</p> <p>The premises features a large roller-shutter door to the front elevation, a side personal entry door, rear fire exit, and twin WC facility.</p> <p>Otherwise, the unit offers clear-span space and could be suitable for a variety of occupiers, subject to any necessary consents.</p>
EXTERNAL	The unit shares a large car parking/yard area with the adjoining units. A car parking plan will be available shortly from the agents upon request.
PLANNING	<p>For a number of years, this unit has been used by the nearby Isle of Wight College for a variety of purposes, most recently as an indoor leisure facility for five-a-side football. The premises is in an area noted for trade counters, production and warehousing, so a variety of uses can be considered.</p> <p>Interested applicants are advised to make their own planning enquiries, if applicable, of the IW Planning Unit on 01983 823552.</p>
RATEABLE VALUE	<p>With effect as of April 2023 - £31,500. UBR 2020/21 @ 49.9p in the £.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
EPC	'C' – Certificate Available, valid until 26 th June 2031.
SERVICES	Water, electricity (three-phase) and drainage are all understood to be connected. However, interested parties should always check the suitability of main services to their own satisfaction.
TENURE	Available by way of new commercial lease, on a full repairing and insuring basis with the Landlord to insure the building and the tenant to pay the premium, with lease terms otherwise by negotiation. The lease may incorporate five-yearly upward-only rent reviews and the Landlord will reserve the right to exclude the lease from the security provisions of the Landlord & Tenant Act 1954, Part II, if appropriate.
POSSESSION	Upon legal completion. The current tenants have given notice to quit their lease by 1 st August 2021.
RENTAL GUIDE	£45,375 p.a.x. + VAT
LEGAL COSTS	The ingoing tenant will be expected to contribute towards the Landlord's reasonable legal costs in this matter.
VAT	Will Apply.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	082023/31MANNERSVIEW-NEWPORT/25-Aug-23