



**AN EASILY-MANAGED MODERN COMMERCIAL UNIT, AVAILABLE NOW ON A NEW LEASE TO SUIT A VARIETY OF OCCUPIERS (SUBJECT TO ANY NECESSARY CONSENTS).**



**UNIT 2 WEEKS COURT  
AVENUE ROAD  
FRESHWATER  
ISLE OF WIGHT  
PO40 9UU**

Most recently used as a barbershop, the premises are offered with vacant possession and are well-placed overlooking the main thoroughfare into Freshwater Town Centre, amongst and adjacent to a number of local independent traders, and benefiting from a single designated car space to the rear.

Freshwater itself is the main West Wight Town, and is noted for the wide variety of excellent facilities within its boundaries, including the Brookside Health Centre, the West Wight Leisure Centre with its heated pool and other facilities, a traditional library, and easy access to some of the best coastal scenery the Island has to offer. Freshwater is popular with locals and visitors alike, and enjoys a good year-round trade, supplemented in the seasonal months by tourism.

The ever-popular and historic harbour town of Yarmouth is also just a couple of miles to the East and is home to the Wightlink vehicle and passenger ferry service to Lymington and the New Forest beyond.

The accommodation itself is all at ground floor, and forms part of a modern block with flats above, all of conventional construction, with further details as briefly outlined overleaf.

**RENTAL GUIDE - £5,200 P.A.X.  
(£100 PWX)**

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

<b>THE UNIT</b>	<p>With an internal frontage of about 13' and a shop depth of about 23'3" maximum, to provide in the order of 275ft<sup>2</sup> (25.55m<sup>2</sup>) net sales, benefiting from a good display window and single customer entry door, potential forecourt display, and backed by a rear entrance lobby and adjoining single WC facility. Under-stairs cupboard.</p> <p>The property also benefits from electrical wall-mounted convector heaters, and we understand our clients are shortly to replace the rear entry door and also to install an air circulation/extraction system.</p>
<b>EXTERNAL</b>	A single designated car space to the rear of the property, and we understand that there is external CCTV operational.
<b>RATEABLE VALUE</b>	<p>With effect from April 2023 – £3,200.          UBR 2025/26 @ 49.9p in the £.</p> <p>Providing the occupier also qualifies, the premises should qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
<b>EPC</b>	TBC – Being Commissioned.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. Interested parties should always check the availability and suitability of main services to their own satisfaction.
<b>TENURE</b>	<p>By way of a new commercial lease, effectively on a full repairing and insuring basis, with the client to insure the premises and the tenant to pay their share of the appropriate premium. The tenant will be liable for their own contents and public liability insurance. The tenant will, as standard, be responsible for their own contents and public liability insurance, to include glazing.</p> <p>The lease may include 3-yearly upward-only rent reviews, and the lease will be excluded from the security provisions of the Landlord &amp; Tenant Act 1954, Part II. Other terms by negotiation.</p>
<b>RENTAL GUIDE</b>	£5,200 p.a.x. (£100 pwx)
<b>LEGAL COSTS</b>	The incoming tenant may be required to contribute towards the Landlord's reasonable legal costs in respect of this matter, whether or not they proceed once solicitors are instructed.
<b>POSSESSION</b>	We understand the current lease expires in August 2025; however, subject to negotiation, earlier possession may be available.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	28042025/2WeeksCourt-Freshwater/28-Apr-25