

# SCOTCHER & CO

C O M M E R C I A L

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## **VERY WELL-APPOINTED GROUND FLOOR OFFICE SUITE, AVAILABLE NOW TO LEASE IN THIS POPULAR BUSINESS LOCATION**



**GROUND FLOOR OFFICE SUITE  
UNIT 1 CYPRESS COURT  
COTHEY WAY  
RYDE  
ISLE OF WIGHT  
PO33 1QT**

Situated in an area noted for a wide variety of commercial users and occupiers, on the southern outskirts of Ryde, with local neighbours to include Staddlestones Garage, McDonald's and the Island's main Tesco supermarket.

Ryde itself is considered the second major commercial centre on the Island, and has within its boundaries a wide variety of facilities, including the regular and quick passenger crossings to Portsmouth and Southsea on the mainland from Ryde Pier Head and the Esplanade respectively. The Town Centre provides for an excellent mix of local and national businesses, and connections to the East Wight and indeed the rest of the Island are straightforward. Ryde also boasts the largest residential catchment area of any town on the Island.

The accommodation, which should be viewed to be fully appreciated, is as briefly set out overleaf.

## **RENTAL GUIDE – £19,450 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

<b>ACCOMMODATION</b>	Approached via a personal entry door from the car parking, effectively open-plan and measuring some 43'6" x 39'6" to provide approximately 1,770ft <sup>2</sup> (99.4m <sup>2</sup> ) NIA.
<b>AGENT'S NOTES</b>	The accommodation is extremely well-appointed throughout, with suspended ceilings where appropriate and LED panel lighting, plus double-glazed windows, ceiling-mounted air conditioning units and electric panel heating. Scotcher & Co have not checked the serviceability of any fixtures and fittings, as this is the responsibility of the ingoing tenant.
<b>EXTERNAL</b>	On-site car parking by negotiation.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. However, interested parties should check the suitability of main services to their own satisfaction.
<b>EPC</b>	'B' – Certificate Available.
<b>RATEABLE VALUE</b>	With effect from April 2023 – Currently assessed as a whole building to include the first floor, so the ground floor will be subject to reassessment upon occupation. UBR 2023/24 @ 49.9 p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>PLANNING/USAGE</b>	Originally built and configured as offices; however, other appropriate uses may be considered, subject to any necessary consents. Interested applicants should always make any appropriate enquiries of the IW Planning Unit on 01983 823552.
<b>TENURE</b>	By way of a new commercial lease with terms by negotiation but effectively on a full repairing and insuring basis. The Landlord will insure the building with the tenant to pay their share of the premium. The lease may if necessary include three-yearly upward-only rent reviews, and our clients will reserve the right to exclude any lease from the security provisions of the 'Landlord & Tenant Act 1954 Part II.
<b>POSSESSION</b>	Upon legal completion. Our clients will remain in occupation on the first floor and the remainder of the ground floor of the main building.
<b>RENTAL GUIDE</b>	£19,450 p.a.x. + VAT
<b>LEGAL COSTS</b>	The ingoing tenant will be expected to contribute towards our client's reasonable costs in this matter.
<b>VAT</b>	Will Apply.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, through whom all discussions & negotiations must be conducted.
<b>REFERENCE</b>	03072024/OfficeSuite1CypressCourt-Ryde/9-Aug-24