

# SCOTCHER & CO

C O M M E R C I A L

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

Telephone: (01983) 822288  
www.scotcherandco.co.uk



## A RARE OPPORTUNITY TO PURCHASE THIS POTENTIAL INVESTMENT/DEVELOPMENT PROPERTY, SITUATED WITHIN THE MAIN TOWN CENTRE OF NEWPORT.



**86-88 HIGH STREET  
NEWPORT  
ISLE OF WIGHT  
PO30 1BH**



Located towards the western end of the main High Street of Newport, which in turn is the County Town and administrative centre for the Island and, as such, is constantly busy and generally considered the commercial hub for the Isle of Wight.

The town is home to a wide variety of local and national commercial occupiers, with ongoing developments both within the town and in the surrounding area continuing to cement its position as a prime location for commercial and other investments.

Freehold investment/development opportunities such as this are rarely available in the town, and this instruction is considered ideal for any income-producing portfolio or private pension fund, or for possible redevelopment of the upper floors, therefore early interest is encouraged.

The property itself is constructed over three floors, of traditional construction, and benefits from rear car parking: the accommodation and other details are as briefly outlined overleaf.

## **PRICE GUIDE - £495,000 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

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>GROUND FLOOR</b>	Comprising the current Day Lewis Pharmacy, to provide overall some (1,967ft <sup>2</sup> ) 182.74m <sup>2</sup> , to incorporate the main retail/pharmacy area with ancillary storage to the rear. A wide and easy separate staircase and lobby to the side of the frontage leads up to...
<b>FIRST/SECOND FLOOR</b>	Providing some 2,233ft <sup>2</sup> (219.4m <sup>2</sup> ) of floor area on each floor, therefore with a total overall floor area of about 4,466ft <sup>2</sup> (414.9m <sup>2</sup> ), most recently occupied as modern part-open plan office accommodation. This accommodation now offers vacant possession and is therefore an opportunity for reletting in the commercial market or alternatively – subject to any necessary consents – possible residential or other development.
<b>EXTERNAL</b>	A display forecourt to the front of the property. An incorporated side access archway at the side of the shop leads through to the enclosed tenants' rear car parking area.
<b>AGENT'S NOTES</b>	Please note that all floor areas are taken from the VOA website.
<b>RATEABLE VALUE</b>	From April 2026 – Ground Floor @ £16,000 / First & Second Floors @ £26,000 combined. UBR 2025/2026 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>EPCs</b>	TBC.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. However, interested parties should always check the suitability and serviceability of all mains services to their own satisfaction. Current electrical certificates are available upon request.
<b>TENURE</b>	Understood to be Freehold. However, any sale is subject to the existing tenancy in situ, briefly outlined as follows:  <u>Ground Floor:</u> Let to Day Lewis PLC for a 10 year term from 2 <sup>nd</sup> August 2022, at a passing rent of £23,000 p.a.x. with five-yearly rent reviews and within the security provisions of the Landlord & Tenant Act 1954, Part II. We understand that the tenant's have break clause arrangements on 1 <sup>st</sup> August 2025 and 2028, both on not less than 6 months' prior written notice.  <u>First &amp; Second Floors:</u> Originally let to Pinnacle Health Partnership Ltd. and now we understand vested in EMIS Ltd., at a passing rent of £25,000 p.a.x. However, that lease has now been terminated, therefore this particular accommodation is offered with vacant possession.  The ground floor lease is granted on an FR&I basis, and a copy lease can be supplied to bona fide applicants and their professional advisors upon request and may be subject to a signed confidentiality statement.
<b>POSSESSION</b>	Upon legal completion, and subject to the existing tenancy in situ.
<b>PRICE GUIDE</b>	£495,000 Freehold.
<b>METHOD OF SALE</b>	By private treaty.
<b>LEGAL COSTS</b>	Each party to bear their own legal and professional costs.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. Interested parties should always verify the VAT status of any property to their own satisfaction.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment and with <u>ABSOLUTE DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	24092024/Investment86-88HighSt-NEWPORT/29-Apr-26