

SCOTCHER & CO

C O M M E R C I A L

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A MOST UNUSUAL OPPORTUNITY TO NEGOTIATE A NEW LEASE ON THIS VERY WELL-APPOINTED MODERN, LIFT-SERVED FIRST FLOOR OFFICE ACCOMMODATION, IN A RURAL LOCATION IN THE SOUTH WIGHT BUT WITH EXCELLENT COMMUNICATIONS TO OTHER PARTS OF THE ISLAND.



**FIRST FLOOR OFFICE SUITE
RSPCA CENTRE
BOHEMIA CORNER
GODSHILL
ISLE OF WIGHT
PO38 3NA**

Located just to the south-east of the village of Rookley and in turn a short drive from the County Town and administrative centre of Newport, the premises provide for good communications for the whole of the Island, including in particular the resort towns of Shanklin, Sandown and Ryde.

The nearby village of Godshill is noted as a tourist 'hot-spot' during the seasonal months and has a wide variety of facilities within its boundaries, including a primary school, doctor's surgery, general stores and post office, pubs, restaurants and other hospitality facilities.

The offices are surplus to our client's requirements and are situated at first floor level within our client's headquarters building. Further details are as briefly outlined overleaf,

RENTAL GUIDE - £10,000 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 PREMISES	<p>Approached via its own independent external door, with an easy modern staircase and landing to the first floor accommodation, it is also accessible via a passenger lift from the main RSPCA reception.</p> <p>The accommodation includes the main boardroom, measuring some 31'6" x 22', enjoying a triple aspect and providing some 670ft² (62.24m²) net internal area, benefiting from ceiling-mounted air conditioning/heating unit and with an adjoining storeroom measuring some 11'2" x 6'10" to provide a further 76ft² (7.1m²) NIA.</p> <p>Adjacent is a modern, well-fitted kitchen/staffroom, measuring some 11'7" x 7'5", providing 86ft² (8m²). Single WC facility.</p> <p>Total Net Internal Floor Area: Approximately 832ft² (77.3m²).</p>
AGENT'S NOTES	The accommodation has LED lighting and double-glazing throughout.
EXTERNAL	Ample car parking on site, with specific appropriate car parking arrangements by negotiation.
RATEABLE VALUE	Currently assessed as part of the overall site and buildings. Therefore, on occupation a new rateable value will need to be supplied, with the expectation being that this will fall below the lower threshold for qualifying tenants to obtain complete small business rates relief, providing they also qualify. Interested applicants may in due course wish to verify rates details with the IW Rating Office on 01983 823920.
SERVICES	Water, electricity and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of main services to their own satisfaction.
EPC	TBC – Being Commissioned.
TENURE	Will be by way of a new commercial lease, with third anniversary upward-only rent reviews. The expectation is that this will be on an internal repairing and decorating basis. The Landlord will insure the building, with the tenant to pay their share of the premium on a proportional basis. Tenants will be responsible for their own contents and public liability insurance. The lease will be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£10,000 p.a.x. + VAT, to include provision of power, lighting and water/drainage.
LEGAL COSTS	The ingoing tenant will be expected to contribute towards the Landlord's legal costs in respect of the lease, whether or not they proceed to completion once solicitors are instructed.
VAT	Will Apply.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	10042026/FFBohemiaCorner-Godshill/10-Apr-26