

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



EARLY INSPECTION IS ADVISED OF THIS LIFT-SERVED FIRST FLOOR COMMERCIAL ACCOMMODATION, WELL-APPOINTED AND WITHIN A LANDMARK TOWN CENTRE PREMISES IN THIS POPULAR RESORT TOWN.



**SURPLUS FF SPACE
SHANKLIN CONSERVATIVE CLUB
6 PALMERSTON ROAD
SHANKLIN
ISLE OF WIGHT
PO37 6AU**

Situated in a prominent location, Shanklin Conservative Club is a landmark building within Shanklin, which in itself is an ever-popular resort town overlooking Sandown Bay and enjoying a good year-round trade supplemented considerably by tourism during the seasonal months.

Shanklin itself is home to a wide variety of facilities and attractions, as well as both local and national businesses, and the town has a large residential catchment area and provides good communications by road to the East Wight and to the rest of the Island beyond, plus direct rail links to the mainland. Commercial opportunities within Shanklin for lease are rarely available, therefore early interest is encouraged.

Located between Palmerston Road, Cross Street and High Street, overlooking the main junction with Regent Street, the premises are well-placed to suit a variety of potential occupiers, subject to any necessary consents, and the accommodation is offered on the basis of the terms outlined overleaf.

RENTAL GUIDE – FROM £10 PER FT²

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

ACCOMMODATION

All situated at first floor level and accessed via the main Palmerston Road club entrance, with staircase and lift to the first floor. Main landing with WC facilities. Please note that there is a DDA-compliant WC at ground floor level, if required.

Currently to include:

The former function room, measuring some 43' x 37'4", to provide approximately 1,600ft² (148m²) of floor area, with additional side office to provide a further 112ft² (10.33m²).

The function room currently incorporates a bar counter and servery facilities, but we understand that these will be closed off.

Former board room of approximately 20' x 16'4" to provide some 324ft² (30.2m²).

An additional small reception/waiting area is also available, adjoining the boardroom, of some 8' x 9' (2.4m x 2.7m) to provide some 70ft² (6.7m²).

Total Available Floor Area: Some 2,106ft² (195.85m²)

AGENT'S NOTES

The accommodation as noted is available as a whole or by subdivision as required, including possible subdivision of the former function room to provide two units of about 800ft² (74.32m²) plus, if required, the side office as above.

PLANNING/USAGE

The expectation is that any use will not conflict in any way with our client's on-site business and activities, and will comply with any relevant planning and other regulatory requirements. Any potential usage will require Landlord's consent.

RATEABLE VALUE

With effect from April 2023 – For the whole club building is £26,250. However, the expectation will be that any subdivisions will attract a rating reassessment and should qualify, as long as the occupiers do, for complete small business rates relief.

UBR 2025/26 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.

EPC

TBC – Being Commissioned.

SERVICES

To be provided where appropriate via our clients. A service charge will apply on an appropriate basis. Interested occupiers should always check the availability and suitability of main services to their own satisfaction.

TENURE

By way of new leasehold agreements, effectively on an internal repairing and insuring basis, with the Landlord to insure the building itself and the tenant to pay their share of the appropriate premium. Maintenance and cleaning of common parts etc. are currently built into the rental figure, but this is subject to review depending on the incoming occupying use. If necessary, the expectation is that any lease will include three-yearly upward-only rent reviews, and the Landlord will expect to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.

AGENT'S NOTES

Access is permitted between 7am and 11pm. No overnight access is available.

RENTAL GUIDE

Will be calculated from £10 per ft² according to the space agreed and taken.

POSSESSION

We understand that the accommodation will be available from October 2025, once existing bookings have finished, and otherwise upon legal completion.

LEGAL COSTS

The expectation is that the Landlords will produce and administer their own lease agreement, thereby negating the need for a legal costs contribution. However, if solicitors are required to be involved, the ingoing tenant will be expected to contribute towards the Landlord's reasonable legal costs in this matter.

VAT

We are advised there is no VAT liability in respect of this property; interested applicants should always check the VAT status to their own satisfaction.

VIEWING

VERY STRICTLY by appointment please, via the agents, through whom all discussions and negotiations must be conducted.

REFERENCE

25062025/ShanklinConClub-Shanklin/18-Jul-25

ADDITIONAL PHOTOGRAPHS
Larger copies are available upon request.

THE BOARDROOM



THE FUNCTION ROOM

