

# 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 EXTENSIVE GROUND FLOOR COMMERCIAL ACCOMMODATION, CURRENTLY USED AS OFFICES BUT POTENTIALLY SUITABLE FOR OTHER OCCUPIERS AND USES (SUBJECT TO ANY NECESSARY CONSENTS).**



## **GROUND FLOOR 34 MEDINA ROAD COWES ISLE OF WIGHT PO31 7DA**

Situated overlooking the main thoroughfare linking the Floating Bridge to and from East Cowes with Cowes Town Centre, and enjoying a return frontage to Brunswick Road at the rear, with vehicle access to on-site car parking and main pedestrian access to the reception office.

Cowes itself is known both nationally and globally as a marine centre, with a wide variety of facilities and associated businesses within its boundaries, plus of course benefiting from the ever-popular Regatta season and from Cowes Week during the seasonal months.

The town offers a wide and eclectic mix of commercial occupiers, and is also home to the Red Jet Hi-Speed passenger ferry service to Southampton.

The accommodation incorporates virtually all of the ground floor of a larger building, of traditional construction, and is well-appointed throughout, and should be viewed to be fully appreciated. Further details are as briefly outlined overleaf.

## **RENTAL GUIDE – £50,000 P.A.X.**

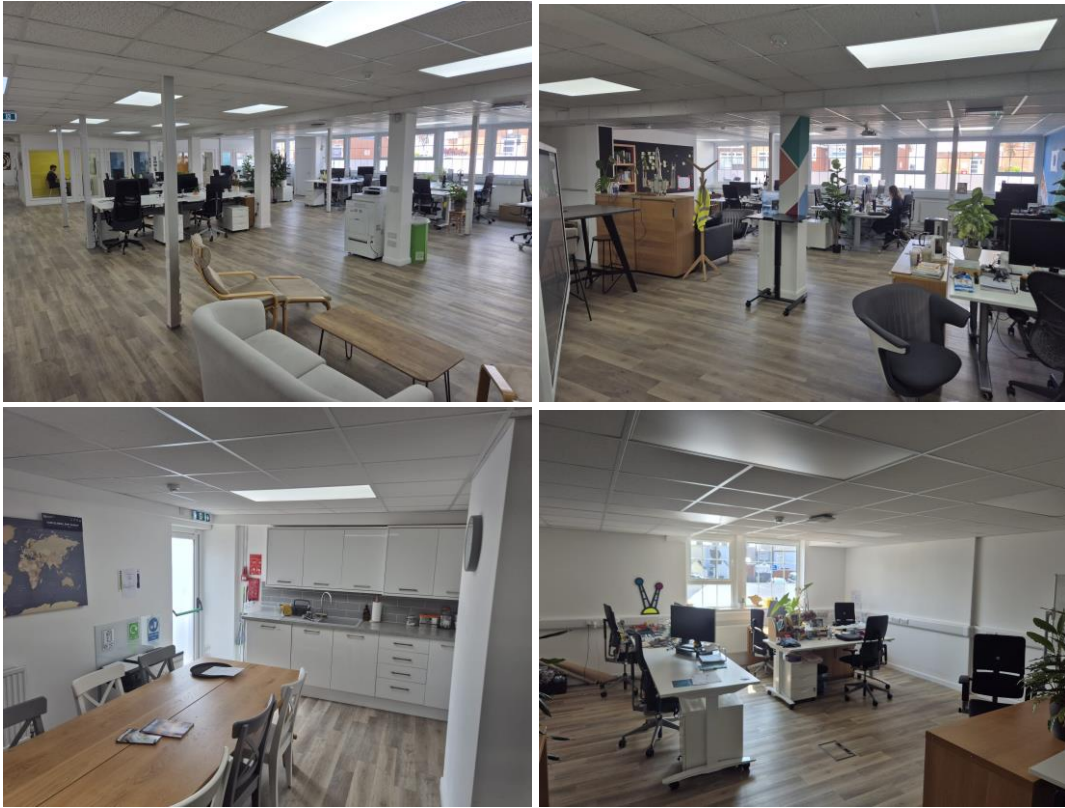
These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.  
All measurements are approximate.

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>  | <p>Accessed via the main reception from the Brunswick Road frontage and car parking, to include:</p> <p><u>Main Reception</u> of 21'8" x 11'8" with adjoining <u>Meeting Room</u> of 21'8" x 12'. <u>Main Office</u> of some 100' x 39'2", incorporating a <u>Corner Private Office</u> of about 19'5" x 11'9", and four adjoining further <u>Private Offices</u>, each measuring some 8' x 7'10".</p> <p>Additionally, there is the <u>Staff Canteen</u> of 17'3" x 13'4", with appropriate fittings, a further <u>Office</u> of some 23'7" x 19', and an adjoining '<u>Studio Facility</u>' currently fitted for purpose for the existing tenant and measuring overall some 20'5" x 22'3" with an internal subdivided office. Fire exit corridor and WC facilities.</p> <p><b>Total Net Internal Floor Area:</b> Some 5,615ft<sup>2</sup> (521.55m<sup>2</sup>).</p> |
| <b>EXTERNAL</b>       | <p>Designated car parking.</p>   |
| <b>PLANNING/USAGE</b> | <p>The premises have most recently been used as well-appointed offices and associated facilities, but other uses may be feasible under the Class E planning provisions or by way of alternative consents (including Landlord's consent). Interested applicants are advised to make any necessary planning enquiries of the IW Planning Unit on 01983 823552.</p>   |
| <b>SERVICES</b>       | <p>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.</p>   |
| <b>EPC</b>            | <p>TBC – Being Commissioned (previously a 'C', now expired).</p>   |
| <b>RATEABLE VALUE</b> | <p>As of April 2023 - £30,000<br/>UBR 2025/2026 @ 49.9p in the £.<br/>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>   |
| <b>TENURE</b>         | <p>By way of a new commercial lease, effectively on a full repairing and insuring basis, with the Landlord to insure the building and the tenant to pay their share of the premium. The tenant will be required to take out their own contents and public liability insurance, to include the glazing, as standard. If appropriate, the lease will include three-yearly upward-only rent reviews, and the Landlord will reserve the right to exclude any lease from the security provisions of the Landlord &amp; Tenant Act 1954, Part II. Other terms by negotiation.</p>  |
| <b>POSSESSION</b>     | <p>We understand that the current tenant will be vacating the premises during August 2025. Therefore, possession is subject to this and legal completion.</p>  |
| <b>RENTAL GUIDE</b>   | <p>£50,000 p.a.x.</p>  |
| <b>LEGAL COSTS</b>    | <p>If applicable, the tenant will be expected to contribute towards our client's reasonable legal costs in this matter, whether or not they proceed to completion once solicitors are instructed.</p>  |
| <b>VAT</b>            | <p>Will Apply.</p>   |
| <b>VIEWING</b>        | <p><u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.</p>   |
| <b>REFERENCE</b>      | <p>26062025/34MedinaRd-Cowes/1-Jul-25</p>  |

**ADDITIONAL PHOTOGRAPHS**  
Further photos are available upon request.



**FLOOR PLAN**  
Not to scale and for identification purposes only.

