

# SCOTCHER & CO

C O M M E R C I A L

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

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**COMMERCIAL PREMISES APPROACHING SOME 3,000FT<sup>2</sup> (278.71M<sup>2</sup>) AVAILABLE  
ON A NEW LEASE, IN AN EXCELLENT LOCATION WITHIN NEWPORT TOWN  
CENTRE AND SUITABLE FOR A VARIETY OF OCCUPIERS.**



**UNIT 4B  
RIVERBANK  
HURSTAKE ROAD  
NEWPORT  
ISLE OF WIGHT  
PO30 5UU**

This unit is well-situated within Riverbank, and is exceptionally well-presented and part of a terrace of similar units, all benefiting from parking to their front elevations, and with both a roller-shutter and personnel door.

Riverbank is situated just North of Newport Town Centre and is an integral part of the Riverway Trading Estate, which is constantly busy and home to a wide variety of occupiers including Dunelm, Curry's, Pets At Home, Jollyes, D&S Carpets and Sandrocks Services, amongst others. Units in this location are rarely available, and therefore early interest is encouraged.

The unit has most recently operated as a dog-training centre, but could suit a wide variety of occupiers, subject to any necessary consents. Further details are as briefly outlined overleaf.

## **RENTAL GUIDE – £25,000 P.A.X. VAT Will Apply**

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>THE UNIT</b>       | Mid-terraced and overall measuring some 49' (14.93m) deep x 59'4" (18.1m), providing some 2,910ft <sup>2</sup> (270m <sup>2</sup> ) GIA and currently incorporating some subdivisions to include an internal reception area, a corridor with an office off, running through to a staff/storage facility. Roller-shutter door and personnel door.                                |
| <b>EXTERNAL</b>       | The unit is approached by a service road serving neighbouring units, and benefits from parking to the front elevation.                                                                                                                                                                                                                                                          |
| <b>PLANNING</b>       | <p>The premises could suit a variety of occupiers, subject to any necessary consents.</p> <p>Applicants should, if required, make specific planning enquiries of the IW Planning Unit on 01983 823552.</p>                                                                                                                                                                      |
| <b>SERVICES</b>       | <p>Water, electricity (3-phase) and drainage are all understood to be connected.</p> <p>Interested parties should always check the availability and suitability of main services to their own satisfaction.</p>                                                                                                                                                                 |
| <b>EPC</b>            | 'C' – Certificate Available.                                                                                                                                                                                                                                                                                                                                                    |
| <b>RATEABLE VALUE</b> | <p>With effect as of April 2026 - £23,000<br/>UBR 2026/27 @ 43.2p in the £</p> <p>Applicants should always verify rateable values, the associated UBR, and any rates payable or associated relief schemes applicable with the Rating Office on 01983 823920.</p>                                                                                                                |
| <b>TENURE</b>         | <p>By way of a new lease with terms by negotiation, but with, if appropriate, third anniversary upward-only rent reviews and on a full repairing and insuring basis with the landlord to insure the building and the tenant to pay their share of the premium.</p> <p>The lease will be excluded from the security provisions of the Landlord and Tenant Act 1954, Part II.</p> |
| <b>POSSESSION</b>     | The existing tenant has given notice to quit: therefore, possession will be upon legal completion, and subject to surrender of the existing lease and re-grant of a new lease arrangement.                                                                                                                                                                                      |
| <b>RENTAL GUIDE</b>   | £25,000 p.a.x. + VAT                                                                                                                                                                                                                                                                                                                                                            |
| <b>LEGAL COSTS</b>    | If applicable, the ingoing tenant will be expected to bear their own legal costs plus will be required to contribute to the Landlord's reasonable legal costs in this matter, payable whether or not the matter proceeds to completion once solicitors have been instructed.                                                                                                    |
| <b>VAT</b>            | Will Apply.                                                                                                                                                                                                                                                                                                                                                                     |
| <b>VIEWING</b>        | <u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.                                                                                                                                                                                                                        |
| <b>REFERENCE</b>      | 16062026/Unit4bRiverbank/16-Jun-26                                                                                                                                                                                                                                                                                                                                              |

### **FLOOR PLAN**

**Not to scale, and for identification purposes only. Larger copy available upon request.**

