

SCOTCHER & CO

C O M M E R C I A L

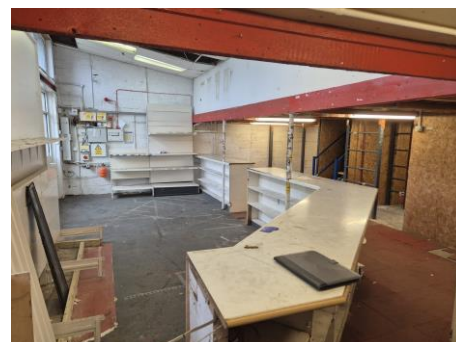
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A USEFUL COMMERCIAL UNIT OFFERED FOR SALE AND SUITABLE FOR A VARIETY OF OCCUPIERS, SUBJECT TO ANY NECESSARY CONSENTS.



**INDUSTRIAL/WAREHOUSE UNIT
COLLEGE CLOSE
SANDOWN
ISLE OF WIGHT
PO36 8EB**

Situated within this popular location on the eastern outskirts of Sandown, which in itself is a well-known and popular resort town overlooking Sandown Bay, with a number of facilities within its boundaries, including the ever-popular Esplanade and excellent beach facilities.

College Close itself is noted for many local and national businesses, including Onward Business Centre and College Close Vets amongst a number of others, and this unit is very well-placed for communications to the whole of the East Wight, where the bulk of the Island's population is located, and the rest of the Island beyond.

Units within College Close are rarely available to purchase, and the subject property is of traditional construction to provide some 1,535ft² (142.6m²) at ground floor level, supplemented by mezzanine storage over. Further details are as briefly outlined overleaf, and interested buyers are particularly asked to note within the particulars the current situation with regard to access and part of the enclosed yard.

PRICE GUIDE - £170,000 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

ACCOMMODATION	<p>Is approached via a service road off the mini roundabout at the entrance of College Close, and is effectively semi-detached. The unit measures some 38'3" x 40' overall, to provide some 1,535ft² (142.6m²) at ground floor, supplemented by a mezz-deck arrangement over, measuring some 38'3" x 40' but to provide in the order of 1,225ft² (113.8m²) gross internal area with some limited height restrictions but ideal for supplemental storage or similar.</p> <p>The unit at ground floor level includes storage racking, and an electric wall-mounted boiler serving a partial radiator system. Please note that Scotcher & Co have not checked the serviceability and suitability of any fixtures, fittings or equipment, including the heating system, as it is the responsibility of the ingoing tenant to satisfy themselves in this regard.</p>
EXTERNAL	<p>Attached is a Land Registry plan showing the building and area of the yard that is owned Freehold by our clients and is available for sale. The balance of the area enclosed by the security fencing, and indeed access, is in the process of being purchased by my clients and will therefore be included within the sale.</p>
RATEABLE VALUE	<p>With effect from April 2026 – £10,250. Providing the tenant qualifies, the property should qualify for complete small business rates relief. Interested applicants should verify this information with the Rating Office on 01983 823920.</p>
SERVICES	<p>Water, electricity (single-phase) 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.</p>
EPC	<p>'C' – Certificate Available.</p>
TENURE	<p>The site will be sold on a Freehold basis as a whole, to include the building and all associated land, to be confirmed in legal documentation.</p>
POSSESSION	<p>Upon legal completion.</p>
PRICE GUIDE	<p>£170,000 Freehold.</p>
LEGAL COSTS	<p>Each party to bear their own legal and professional costs.</p>
VAT	<p>We are not aware of any VAT liability in respect of this premises. However, interested applicants should check VAT status to their own satisfaction.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>15122025/UnitAtCollegeClose-SANDOWN/24-Jun-26</p>

