



**A HIGHLY UNUSUAL OPPORTUNITY TO PURCHASE THIS FORMER METHODIST CHURCH WITHIN THE TOWN CENTRE OF THE EVER-POPULAR RESORT OF SHANKLIN.**



**“SHANKLIN METHODIST CHURCH”  
REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AF**

Unusually situated in the main body of Regent Street, which is generally considered the main retail location within the town, and near neighbours include a variety of local and national retailers, plus other uses such as takeaways, restaurants and offices. Among those nearby are Poundland, Southern Cooperative and Peacocks, all firmly established.

Shanklin itself is an ever-popular resort town that enjoys a year-round trade, supplemented considerably by seasonal tourism, and it is notable for its wide variety of facilities, including many hotels and guest houses etc., plus the beach and Esplanade overlooking Sandown Bay.

This really is a rare opportunity, and early interest is strongly encouraged from suitable applicants. We understand that the church was built in the 1880s, and opened in June 1884, originally as a Wesleyan chapel, with the original foundation stones laid in 1773. The accommodation, which offers the main church with a community hall to the rear, is of traditional construction, with further details as briefly outlined overleaf.

**PRICE GUIDE – £250,000**

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 PREMISES</b>	<p>Enjoying a prominent frontage to Regent Street, the main church is accessed via enclosed entrance lobbies, measuring overall some 32'4" x 13'8" to include a current refreshments servery, WC facility, and main doors to...</p> <p>The main church area, measuring some 42'1" x 32'3", backed by the altar area measuring some 16'5" wide x 14'2", and a rear vestry of some 12' x 8'8" with WC and side access door. The total current net internal area calculates at some 2,145ft<sup>2</sup> (199.2m<sup>2</sup>).</p> <p>Immediately to the rear of the main church is the 'community hall', accessed both via the church via a lobby with a range of storage cupboards, and also via a separate entrance with pathway from Regent Street.</p> <p>The main hall measures some 53'9" x 23', to provide about 1,170ft<sup>2</sup> (108.7m<sup>2</sup>), backed by a well-fitted separate kitchen measuring some 14' x 11', a DDA-style WC facility, separate adjacent ladies and gents WC facilities. A side lobby leads to the separate entrance, and steps down to a basement area (not inspected).</p>
<b>EXTERNAL</b>	The unit is effectively 'built over' its plot
<b>PLANNING</b>	Interested applicants are advised to make any appropriate planning enquiries regarding all alternative future uses, including potential redevelopment, via the IW Planning Unit on 01983 823552.
<b>RATEABLE VALUE</b>	Not Listed – As a church, the premises are not listed for business rates. The property will require reassessment for any new occupier and use. Applicants may wish to verify this information with the Ratings Office on 01983 823920.
<b>EPC</b>	TBC.
<b>SERVICES</b>	Water, electricity, drainage and gas are all understood to be connected. Interested parties should always check the availability and suitability of main services to their own satisfaction. It is the responsibility of purchasers to also check the suitability and serviceability of any existing fixtures and fittings.
<b>TENURE</b>	Overall Freehold. However, we understand that there is an area of land at the rear currently held on the balance of a long ground lease, and investigations are in hand to incorporate that in the Freehold title. We also understand that the overall Freehold includes the Freehold interest for the land adjoining at 27 Regent Street, currently built over with the BetFred betting shop and accommodation over. Eventual tenure will be confirmed in legal documentation.
<b>POSSESSION</b>	Upon legal completion.
<b>PRICE GUIDE</b>	£250,000.
<b>LEGAL COSTS</b>	Each party will be expected to bear their own legal and professional costs in respect of the sale.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. However, applicants should always check this to their own satisfaction.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	23032026/ShanklinMC-Shanklin/23-Mar-26

