



A RARE FREEHOLD OPPORTUNITY TO PURCHASE THIS EXTENSIVE SITE AND BUILDINGS ON THE EDGE OF NEWPORT TOWN CENTRE.



**SITE & BUILDINGS (FORMERLY JEWSON)
MEDINA AVENUE
NEWPORT
ISLE OF WIGHT
PO30 1HQ**

Situated within easy reach of the main Town Centre, with various commercial users nearby including M&S, Matalan, Asda and the soon-to-be-commenced retail development of St. George's Way. Medina Avenue otherwise is mainly made up of residential occupiers, and the expectation is that the site and buildings could either suit redevelopment or alternative commercial uses, subject to any necessary consents. Please note that use as a building trade outlet will be excluded, and the site is only available for sale due to the client's relocation to their new central site off St. George's Way.

Newport, being the County Town and administrative centre for the Island, is constantly busy and continues to expand both commercially and residentially.

The site, which is well-located as well to give good communications to the rest of the Island, has an area of some 1.21 acres (4,904m² / 52,800ft²) and includes three main existing buildings. Further information and details are as briefly outlined overleaf.

PRICE GUIDE – £1.2 million (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.

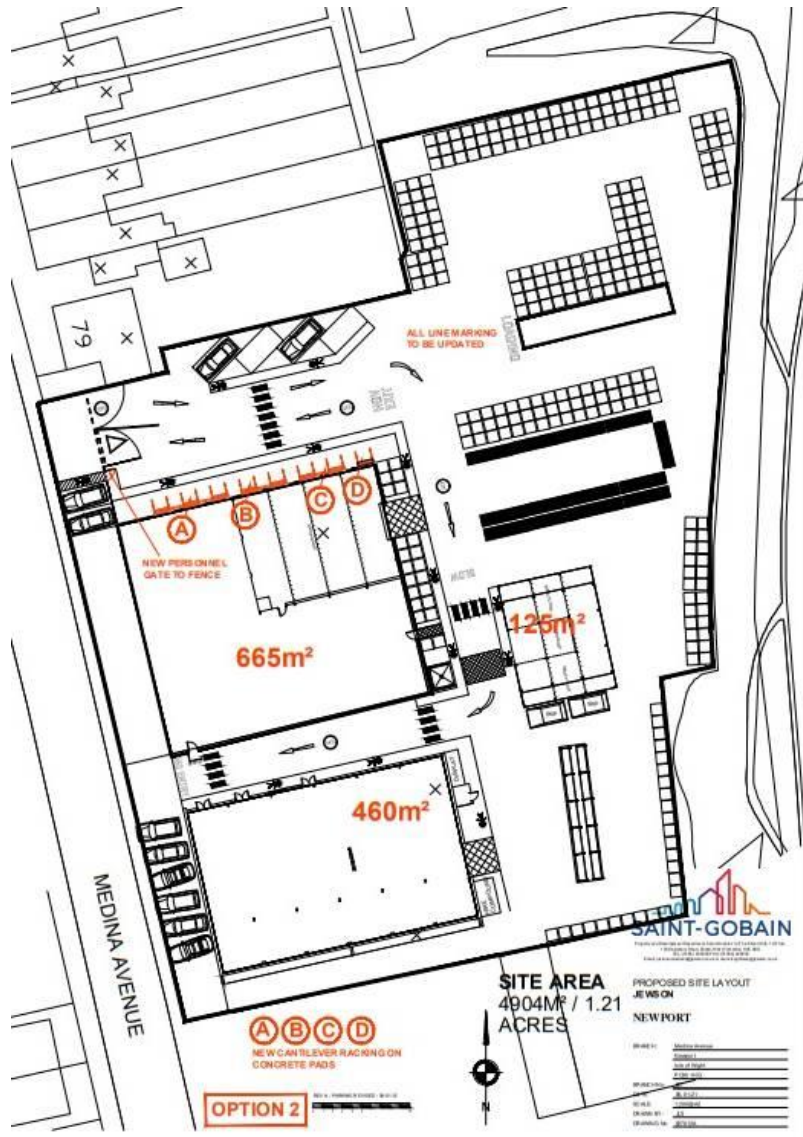
All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

ACCOMMODATION	<p>Comprising three main buildings, as follows:</p> <p><u>Main Showroom:</u> Of some 3,100ft² (288m²) sales, enjoying a wide display frontage and forecourt overlooking Medina Avenue. To the rear of the showroom are rear stores of some 1,980ft² (184m²) GIA, over which in part is a mezz-deck facility of some 1,470ft² (136.6m²), incorporating storage, staff and welfare facilities. Immediately adjoining is a warehouse facility, providing some 2,000ft² (185.8m²) GIA, with roller-shutter door. To the rear of the showroom and ancillary units is...</p> <p><u>Detached Storage Building:</u> Offering some 1,085ft² (101m²) GIA, with some internal lightweight mezz-deck facilities to provide a further 500ft² (46.45m²) GIA of additional storage. The building has two external overhangs with external storage beneath.</p> <p>Also to the rear of the main showroom building are...</p> <p><u>Two Adjoining Warehouse Facilities:</u> Providing 1,655ft² (153.8m²) and 3,360ft² (312.15m²) GIA respectively. The smaller warehouse incorporates a lightweight mezzanine deck of some 1,110ft² (103.1m²) GIA for additional storage if required. The larger unit incorporates two raised loading bays.</p>
EXTERNAL	<p>The total site area is some 1.21 acres (4,904m²/52,800ft²), providing an extensive external storage area and a one way 'in and out' vehicle access arrangement at present. Apart from the built-over areas, the site enjoys the benefit of concrete coverage in the most part. A client-supplied site layout plan is attached, which is not to scale and is for identification purposes only.</p>
RATEABLE VALUE	<p>From April 2023 - £77,500. UBR 2023/24 @ 51.2p in the £.</p>
PLANNING/USE	<p>The premises have for many years been used as a building trade outlet; however, that use will be excluded against when the property is sold. The site could have a variety of potential alternative uses, subject to any necessary consents, including possible redevelopment. Interested applicants are advised to make any necessary planning enquiries of the local IW Planning Unit on 01983 823552.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected, and we believe that gas may also be available nearby, if required. However, interested applicants should always check the availability and suitability of all mains services to their own satisfaction.</p>
TENURE	<p>Understood to be Freehold.</p>
POSSESSION	<p>Upon legal completion.</p>
PRICE GUIDE	<p>£1.2 million.</p> <p><i>Please Note: Our client's express intention is to sell the property on the basis of unconditional offers, i.e. subject to contract only, if possible.</i></p>
LEGAL COSTS	<p>Each party is to bear their own legal and professional costs in respect of this transaction.</p>
VAT	<p>Will be charged if applicable. Interested applicants are always advised to check the VAT status of any property to their own satisfaction.</p>
VIEWING	<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>
REFERENCE	<p>16122024/MEDINA AVESITE-NEWPORT/30-Apr-25</p>

SITE PLAN

Not to scale and for identification purposes only. A larger copy is available electronically upon request.



ADDITIONAL PHOTOS

Larger electronic copies are available upon request.

