



AN OPPORTUNITY TO TAKE A NEW LEASE ON THIS COMPACT AND FULLY REFURBISHED COMMERCIAL PREMISES OVER TWO FLOORS.



**4 CLIFF HALL BUILDINGS
AVENUE ROAD
FRESHWATER
ISLE OF WIGHT
PO40 9UR**

Situated in a prominent and popular trading location in the heart of the main West Wight town of Freshwater, and potentially suitable for a variety of occupiers (subject to any necessary consents).

Freshwater is noted for the wide variety of excellent facilities within its boundaries, including the Brookside Health Centre, the West Wight Leisure Centre with its heated pool and other facilities, a traditional library, and easy access to some of the best coastal scenery the Island has to offer. Freshwater is popular with locals and visitors alike, and enjoys a good year-round trade, supplemented in the seasonal months by tourism.

The ever-popular and historic harbour town of Yarmouth is also just a couple of miles to the East and is home to the Wightlink vehicle and passenger ferry service to Lymington and the New Forest beyond.

The property itself is of traditional construction over two floors, and is mid-terraced, with further details as briefly outlined overleaf.

RENTAL GUIDE – 5,700 P.A.X.

GROUND FLOOR	Best identified by the attached floor plan (outlined in red, and <u>not</u> including the charity shop), the premises are of slightly irregular shape, with an internal frontage of approaching some 14' (4.55m), and an overall depth of about 15'3" (4.65m), narrowing slightly towards the rear, with display window and personal door. Stairs to the rear lead up to...
FIRST FLOOR	Spacious and with good natural light. Similar internal frontage to the ground floor, but extending slightly deeper to about 19'3" (6m).
EXTERNAL	Single WC facility.
AGENT'S NOTES	The premises have recently undergone extensive renovation and refurbishment works, leaving the property in a 'white box' finish, an ideal opportunity for a tenant's further fit-out and use, subject to any necessary consents.
RATEABLE VALUE	With effect from April 2023 – £2,900. UBR 2025/26 @ 49.9p in the £. Providing the occupier also qualifies, the premises should qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.
EPC	TBC – Being Commissioned.
SERVICES	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.
TENURE	By way of a new commercial lease, effectively on a full repairing and insuring basis, with the client to insure the premises and the tenant to pay their share of the appropriate premium. The tenant will be liable for their own contents and public liability insurance. The lease may include 3-yearly upward-only rent reviews, and the lease will be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation. Subject to terms and tenant details, a deposit may be required to be held against default, damage and reinstatement.
RENTAL GUIDE	£5,700 p.a.x.
LEGAL COSTS	The incoming tenant may be required to contribute towards the Landlord's reasonable legal costs in respect of this matter, whether or not they proceed once solicitors are instructed.
POSSESSION	Subject to legal completion.
VAT	We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	14032025/4CHBuildings-Freshwater/14-Mar-25

FLOOR PLAN

(Not to scale, and for identification purposes only.)

