

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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**AVAILABLE NOW ON A NEW LEASE IS THIS EASILY-MANAGED COMMERCIAL UNIT,
MOST RECENTLY TRADING AS A HAIR & BEAUTY SALON BUT EQUALLY SUITABLE FOR
ALTERNATIVE USES (SUBJECT TO ANY NECESSARY CONSENTS)**



**71 WELLINGTON ROAD
CARISBROOKE
ISLE OF WIGHT
PO30 5PX**

Situated at the head of Wellington Road, which is the thoroughfare connecting Carisbrooke Road with Carisbrooke College and a number of other local schools, the premises forms part of a single-storey terrace of business units and is available only due to the current tenant's relocation.

The premises is well-situated within the residential estate, which is extensive, and is located between Newport Town Centre and the main village of Carisbrooke itself.

Opportunities such as this are rarely available, especially in this location, therefore early interest is encouraged. Further details of the premises are as briefly outlined overleaf.

**RENTAL GUIDE £9,000 P.A.X.
(£750 pcmx)**

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

THE UNIT	Measures some 32'5" (9.88m) deep x 24' (7.31m) to provide approaching 800ft ² (74.3m ²) overall, to incorporate the main salon and reception area, internal treatment room, a rear lobby leading to a single WC facility, and a further rear hallway/staffroom with appropriate fittings and rear door to the service yard.
EXTERNAL	Good customer parking area to the front of the building, with a new entrance and recent reconfiguration. To the rear of the premises is a shared service yard.
AGENT'S NOTES	Interested applicants are asked to note that the premises could suit a wide variety of commercial uses, subject to any necessary consents; however, the Landlord will restrict against any use that conflicts with existing tenants in the rest of the terrace. Applicants are therefore advised to make any necessary enquiries either of the agents with regard to any possible restrictions, or of the IW Planning Unit regarding any necessary consents on 01983 823552.
RATEABLE VALUES	With effect from April 2026 - £7,100. UBR 2025/26 @ 49.9p in the £. Providing the tenant also qualifies, the property will qualify for complete small business rates relief. Applicants may wish to verify this information with the IW Non-Domestic Rates Office on 01983 823920.
EPC	TBC – Being Commissioned (Previously a 'C', now expired).
SERVICES	Water, electricity, and drainage are all understood to be connected; however, interested occupiers should always check the availability and suitability of main services to their own satisfaction.
TENURE	By way of a new commercial lease with, if appropriate, three-yearly upward-only rent reviews. The lease will effectively be on a full repairing and insuring basis, in that the property is to be returned in no different condition than at occupation. The Landlord will insure the building, with the tenant to pay their proportional share of the premium. The tenant will be responsible for their own contents and Public Liability insurance. The Landlord may reserve the right to exclude any lease from the security provisions of the Landlord and Tenant Act 1954, Part II. Otherwise, terms by negotiation.
RENTAL GUIDE	£9,000 p.a.x.
POSSESSION	Subject to surrender of the existing lease at the end of April 2026, and to satisfactory legal completion.
LEGAL COSTS	The incoming tenant will be expected to contribute towards the Landlord's reasonable legal costs in this matter, whether or not it proceeds to completion once solicitors are instructed.
VAT	We are not aware of any VAT liability in respect of this property. However, interested applicants should always check the VAT status of any property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> , please, via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	20032026/71WellingtonRd-Carisbrooke/27-Mar-26