

SCOTCHER & CO

C O M M E R C I A L

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**EARLY INSPECTION IS ADVISED OF THIS SURPRISINGLY SPACIOUS AND RECENTLY
REFURBISHED COMMERCIAL UNIT – AVAILABLE NOW ON A NEW LEASE.**



**73 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1BG**

Occupying a popular location just to the western end of the main High Street, amongst a variety of local and independent traders, supplemented by larger retailers and traders such as Solent Beds and Day Lewis Pharmacy, and suitable for a variety of occupiers (subject to any necessary consents). Interested applicants are asked to note that there may be some restrictions in respect of certain trades.

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy with good year-round footfall from locals and visitors alike, and the town continues to be considered the Island's commercial hub.

The property itself forms the ground floor of a mid-terrace Grade II Listed property of traditional construction, with further details as briefly outlined overleaf.

**RENTAL GUIDE - £12,000 P.A.X.
(£1,000 PCMX)**

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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	Effectively comprises three communicating sales areas, with an average internal frontage of some 15'5", narrowing towards the rear to about 14' wide x an overall depth of some 57', thereby providing about 865ft² (80m²) net sales. The net sales area incorporates to the rear a separate modern WC and vanity basin, with adjacent former treatment room, and beyond that a lobby provides access to a utility cupboard, kitchenette, former second WC, and access to a rear yard (not owned by our client). A central internal lobby with staircase down to basement accommodation (not inspected).
PLANNING/USAGE	The premises were previously used for many years as a hair and beauty salon. However, alternative commercial uses can now be considered within Class E Planning, subject to Landlord's consent. For any additional planning enquiries, prospective tenants are advised to take advice from IW Planning on 01983 823552.
SERVICES	Water, electricity and drainage are all understood to be connected. Interested occupiers should always check the availability and suitability of main services to their own satisfaction.
EPC	'E' – Valid until 26th February 2036.
RATEABLE VALUES	With effect from April 2026 – £7,900. UBR 2026/27 @ 48.2p in the £. Providing the tenant also qualifies, this property will qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.
TENURE	Will be by way of a new commercial lease, effectively on a full repairing and insuring basis, with the Landlord would insure the building with the tenant to pay their share of the appropriate premium. The tenant will as standard be responsible for their own contents and Public Liability insurance, to include the glazing. Otherwise, the lease may be subject to third anniversary upward-only rent reviews, and the Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Otherwise, terms by negotiation.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£12,000 p.a.x. (£1,000 pcmx).
LEGAL COSTS	The incoming tenant will be expected to contribute towards the Landlord's reasonable costs in this matter, payable whether or not they (the tenant) proceed to completion once solicitors are instructed.
VAT	We are not aware of any VAT liability in respect of this property. However, interested parties should check this to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment, please, via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	15052026/73HIGHSTREET/15-May-26