



**38 UNION STREET
RYDE
ISLE OF WIGHT
PO33 2LJ**

£10,000 PER ANNUM

A great opportunity to lease a ground floor commercial retail/office space in a highly prominent location in Ryde Town Centre.

Location

Located in Ryde Town Centre, this property is situated close to the top of Union Street, Ryde's busy retail and leisure destination. Neighbouring and nearby businesses include Morrisons, Hurst's, Yelf's Hotel and a number of local lifestyle, boutique, clothing and homeware brands.

Ryde is the largest town on the Island by population (circa 24,000 - 2021 census) and boasts miles of glorious sandy beaches. There is the transport hub close by with train and bus links to the rest of the Island, plus Fastcat and Hovercraft to Portsmouth.

Description

Offered to lease is this Grade II Listed vacant ground floor commercial unit in a great trading location at the top end of Union Street, Ryde.

The premises offers approximately 45 sq m / 484 sq ft of modern space overall. With good clear trading space to the front and WC to the rear.

There is also the opportunity to lease the rear area, a further 26 sq m / 279 sq ft which could provide further trading or storage space. The whole unit would be circa £14,000pa.

The unit is currently being refurbished and will provide new and fresh accommodation throughout.

Terms

The unit is being offered on a new lease of £10,000pa, full terms to be negotiated.

Business Rates

The property will need to be re-rated by the Valuation Office Agency.

Viewings

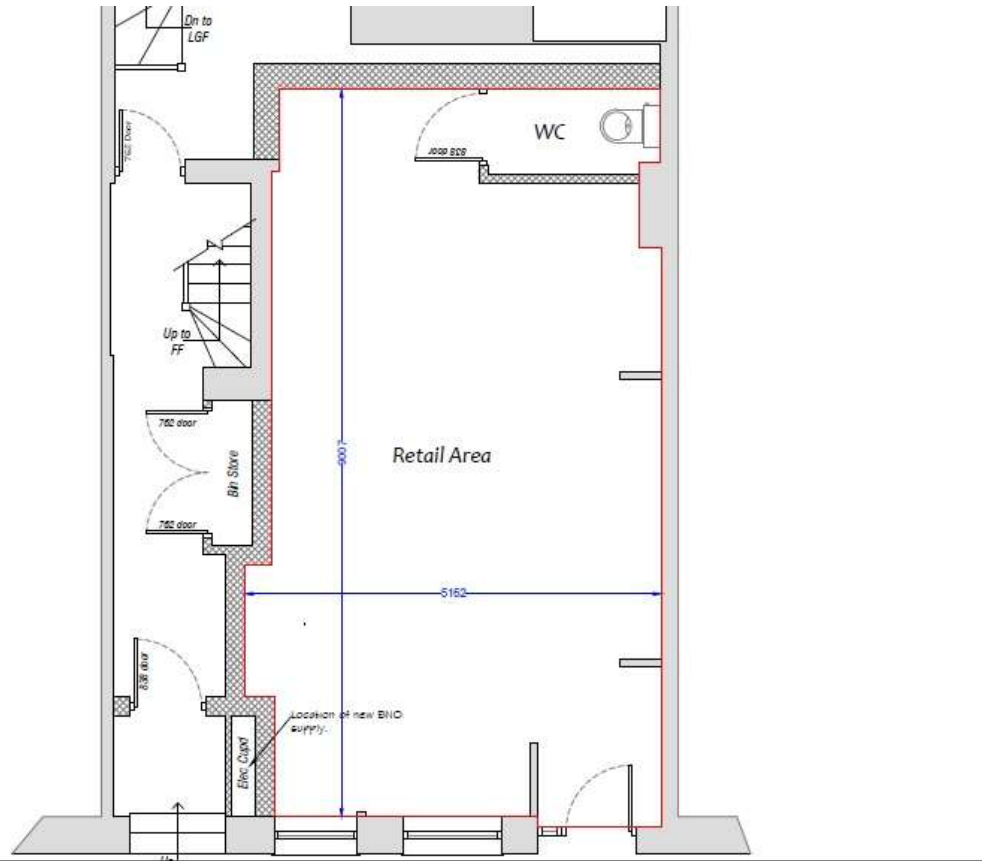
All viewings to be arranged via HRD Commercial. Please contact 01983 527727 or email commercial@hrdiw.co.uk

Hose Rhodes Dickson Commercial

01983 527727
commercial@hrdiw.co.uk

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Proposed Ground Floor Plan



Misrepresentation Act 1967

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