



A RARE OPPORTUNITY HAS ARISEN TO PURCHASE THE FREEHOLD INTEREST IN THIS COMMERCIAL PREMISES, WITH A MODERNISED TWO-BEDROOM FLAT OVER, SITUATED WITHIN A POPULAR AREA OF NEWPORT, THE COUNTY TOWN AND ADMINISTRATIVE CENTRE FOR THE ISLAND.



**77 ST. JAMES STREET
NEWPORT
ISLE OF WIGHT
PO30 1LG**

Situated within the ever-popular 'Nodehill' area of Newport, amongst a variety of other retailers and also food outlets, the premises are constructed over three floors to provide for commercial uses on the ground floor, with a separate self-contained two-bedroom flat over.

Sandown itself is the County Town and administrative centre for the Island and, as such, is constantly busy. Freehold opportunities are rare in the town, and particularly in the Town Centre, therefore early interest is encouraged.

The premises are mid-terraced and of conventional construction, with further details as briefly outlined overleaf.

**PRICE GUIDE - £168,750
(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

GROUND FLOOR	<p>Entrance lobby leading to the staircase to the upper floors.</p> <p>Initially, the 'shop' is some 10' wide x 14' deep, with steps up to a central room of some 13'3" x 9'7", connecting to a 'conservatory room' of some 11'10" deep x 12'10" with separate modern single WC facility off.</p> <p>To the rear is a further potential kitchen of some 9'5" x 7', where the construction and walls are lined but awaiting final fitting according to use.</p> <p>A rear door leads to an enclosed small courtyard garden area.</p>
FIRST FLOOR	<p>Landing and further staircase to the second floor.</p> <p><u>Bedroom 1 (front):</u> 10'6" x 10'5" with wardrobe and store cupboards. <u>Bedroom 2:</u> 9'5" x 8'3". <u>Bathroom</u> with panel bath, wash hand basin and WC.</p>
SECOND FLOOR	<p>Comprises a large 'front-to-back' room of some 23'2" x 13'3" overall, configured as a living room with a fitted kitchen area to the rear, including fitted sink, ceramic hob, floor and wall cupboards, and plumbing for a dishwasher, plus a fitted fridge/freezer.</p>
EXTERNAL	<p>Aforementioned small courtyard garden area to the rear of the ground floor.</p>
AGENT'S NOTES	<p>The flat is warmed by an electrical heating system and boiler. Please note that Scotcher & Co have not checked the serviceability or suitability of any fixtures and fittings, as it is the responsibility of the purchaser to satisfy themselves in this regard.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of main services to their own satisfaction.</p>
PLANNING	<p>The ground floor commercial unit has most recently been used as a tattoo studio. However, it could equally suit a wide variety of commercial uses, subject to any necessary further consents, although generally speaking most Town Centre uses are now covered by the new Class E Planning Order.</p> <p>Interested applicants are advised to make any planning enquiries of the IW Planning Unit on 01983 823552.</p>
RATEABLE VALUE	<p>With effect from April 2023 – (Ground Floor) £3,850 UBR 2023/24 – 49.9p in the £.</p> <p>Providing the occupier also qualifies, this premises should qualify for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
COUNCIL BAND	<p>For the flat – Band 'A'.</p>
EPC	<p>TBC.</p>
TENURE	<p>We are advised that this is Freehold.</p>
POSSESSION	<p>Upon legal completion.</p>
PRICE GUIDE	<p>£168,750 Freehold.</p>
LEGAL COSTS	<p>Each party to bear their own in respect of this transaction.</p>
VAT	<p>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.</p>

VIEWING

VERY STRICTLY by appointment and WITH DISCRETION via the agents, please, through whom all discussions and negotiations must be conducted.

REFERENCE

102023/77StJamesSt-Newport/8-Apr-25

ADDITIONAL PHOTOS

Larger electronic copies and further photographs are available upon request.

