



GUIDE PRICE £265,000

GODS PROVIDENCE, ST. THOMAS' SQUARE, NEWPORT, PO30 1SL

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
Rhodes
Dickson**



Opportunity to purchase an investment property in Newport Town Centre.

Location

The property occupies a very busy corner position in Newport town centre, close to St Thomas' Square and on a main pedestrian route from the High Street to Marks & Spencer. The property sits amongst a mix of popular boutique stores and close to St Thomas' Church. St Thomas' Square hosts the weekly farmers market and is a popular destination year-round.

Newport is the principal town of the Island and offers amenities including St Marys Hospital, various primary and secondary schools, doctor's surgeries, churches, cinema and the Isle of Wight County Hall.

Description

Offered for sale is this investment property with a tenant on a new 5 year lease from December 2023.

God's Providence House was constructed in the late 17th Century with red brick and a tiled roof. The structure is recorded in the National Heritage List for England as a designated Grade II* listed building.

During the 16th century the house was reputed to be the only house in the town in which there were no deaths from the plague. The building was damaged by fire in 1701 and was partly rebuilt. It is one of the oldest extant buildings in the town.

The property offers accommodation over 3 floors as follows:

Ground Floor:

Main café and tearoom area 4.35m 6.92m
Dining area 3.91m x 3.62m
Dining area 4.19m 3.24m
Commercial kitchen

First Floor:

Parlour 6.96m x 4.32m
Store / Larder 3.95m x 2.99m
Staff room 5.12m x 3.08m
Office 4.13m x 3.83m
Laundry Room 3.48m x 1.78m
Ladies & Gents WC's

Second Floor Flat:

Lounge 4.0m x 6.48m
Bedroom 1 2.47m x 4.1m
Bedroom 2 2.68m x 4.76m
Kitchen 2.67m x 2.69m
Bathroom 2.53m x 1.62m

Business Rates

The VOA shows a rateable value of £32,000. Rates payable circa £16,000.

Services

The property benefits from mains electricity, water, gas and drainage.

Terms

Our client is asking guide price £265,000 for this freehold investment opportunity with the benefit of the tenancy in place.

Viewings

For all viewings please contact HRD Commercial on 01983 527727 or joint agent Wootton Estate Agents on 01983 883333.

EPC: D

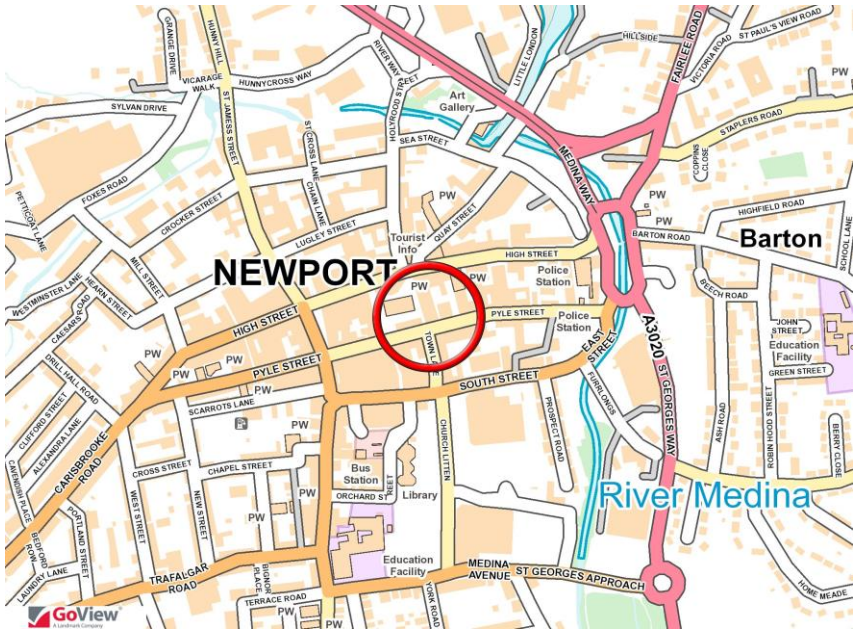
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To arrange a viewing call
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