



27 HIGH STREET  
RYDE  
PO33 2HT

GUIDE PRICE £375,000

## Location

Situated on Ryde High Street, within the pedestrianised zone. Ryde High Street is a buoyant shopping center and offers various national and boutique shops.

Ryde is located to the North of the Island and is the biggest town by population.

## Description

Offered for sale is this end of terrace property with ground floor commercial and two apartments over.

The ground floor is currently let to Ladbrokes on a 5 year from April 2023 at a current passing rent of £27,000pa.

There are two apartments over, 27a & 27b.

27a offers kitchen/diner, sitting room, double bedroom and shower room. The current passing rent is £5,940pa.

27b offers entrance hall/dining area, sitting room, kitchen, bathroom, double bedroom and single bedroom. The current passing rent is £7,140pa.

Total net initial income is £40,080pa.

## Terms

Our client is asking Guide Price £375,000 for this investment opportunity.

## Business Rates

The VOA shows the ground floor has a rateable value of £22,250, using the current UBR the rates payable would be circa £11,400pa.

Both flats are rated Council Tax Band A.

## Viewings

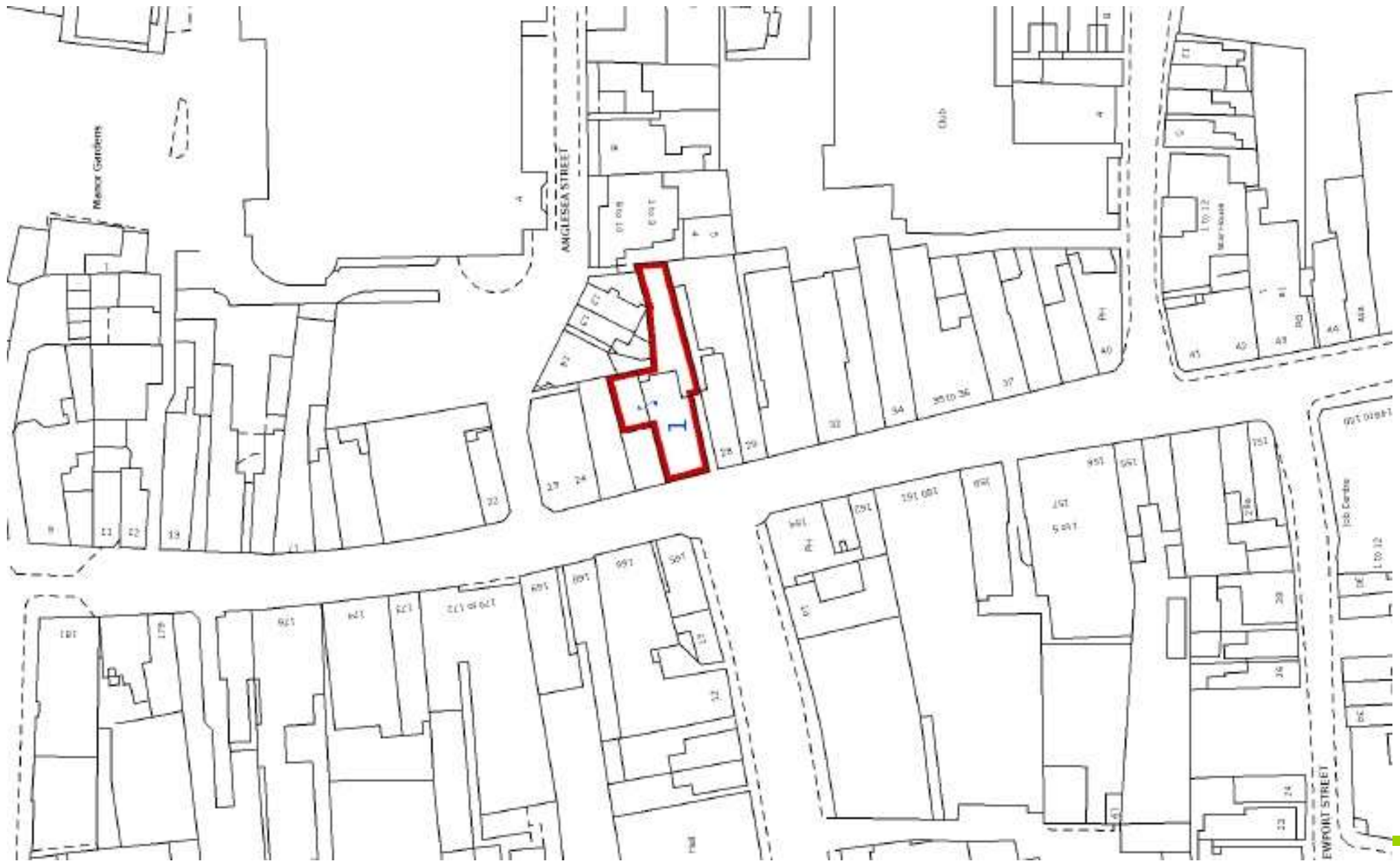
All viewings to be arranged via HRD Commercial. Please contact 01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk).

Hose Rhodes Dickson Commercial

01983 527727

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