



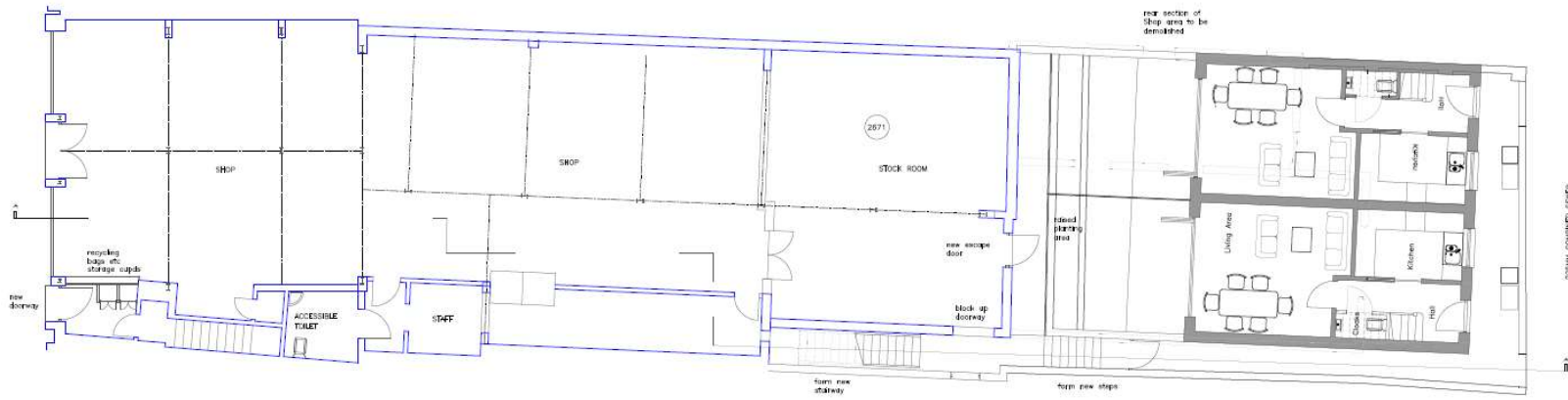
GUIDE PRICE
£425,000
9 UNION STREET
RYDE
ISLE OF WIGHT
PO33 2DU

Hose Rhodes Dickson Commercial

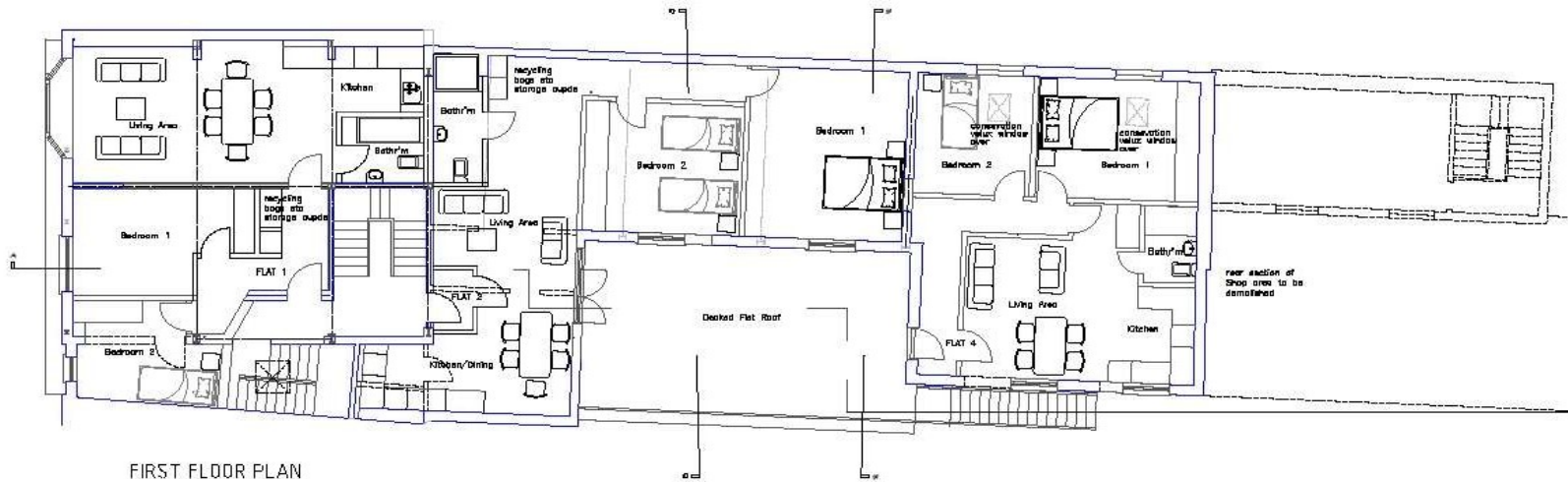
01983 527727

commercial@hrdiw.co.uk

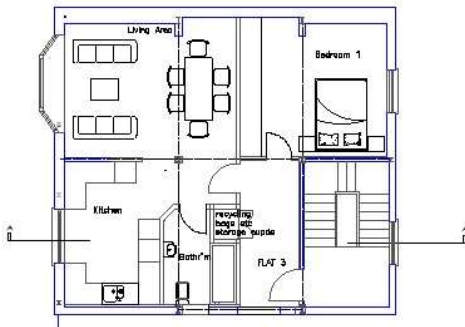
Hose
Rhodes
Dickson



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Development opportunity with planning permission.

Location

Situated on Union Street Ryde, this property is located in a bustling area in central Ryde. The unit is a short walk to the Esplanade with its long stretches of sandy beaches and transport links to the rest of the Island and Portsmouth.

Description

Offered for sale is the upper floors and rear of this Grade II Listed property 9 Union Street Ryde. The upper floors and rear has planning permission for conversion of the current property to 4 x apartments. The rear of the property, fronting Union Road, has planning permission for a pair of 2 bedroom semi detached houses. Once converted 3 of the apartments will offer sea views and 1 will benefit from a roof terrace.

Accommodation will be as follows:

Semi Detached Houses:

Ground Floor

Kitchen

Living Room/Diner

Separate WC

First Floor

Bedroom 1

Bedroom 2

Bathroom

First Floor above 9 Union Street

Flats 1, 2 & 4

Open plan Living Room/Kitchen/Diner

Bedroom 1

Bedroom 2

Bathroom

Second Floor above 9 Union Street

Flat 3

Kitchen

Open plan Living Room/Dining area

Bedroom 1

Bathroom

Planning Permission

Planning permission was granted in May 2024 for Proposed part demolition of rear of existing shop; Proposed pair of semi-detached dwellings to rear fronting onto Union Lane; Proposed conversion of first and second floors of shop to form 4 flats; Alterations to shopfront and part of ground floor to provide access to proposed flats.

Please note the site is subject to a Unilateral Undertaking.

Planning Reference No: 23/02258/FUL

Services

The property currently benefits from mains electric, water and drainage.

Any developer purchasing the property would be expected to undertake the separation of the utilities for the converted and newly built properties.

Viewings

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

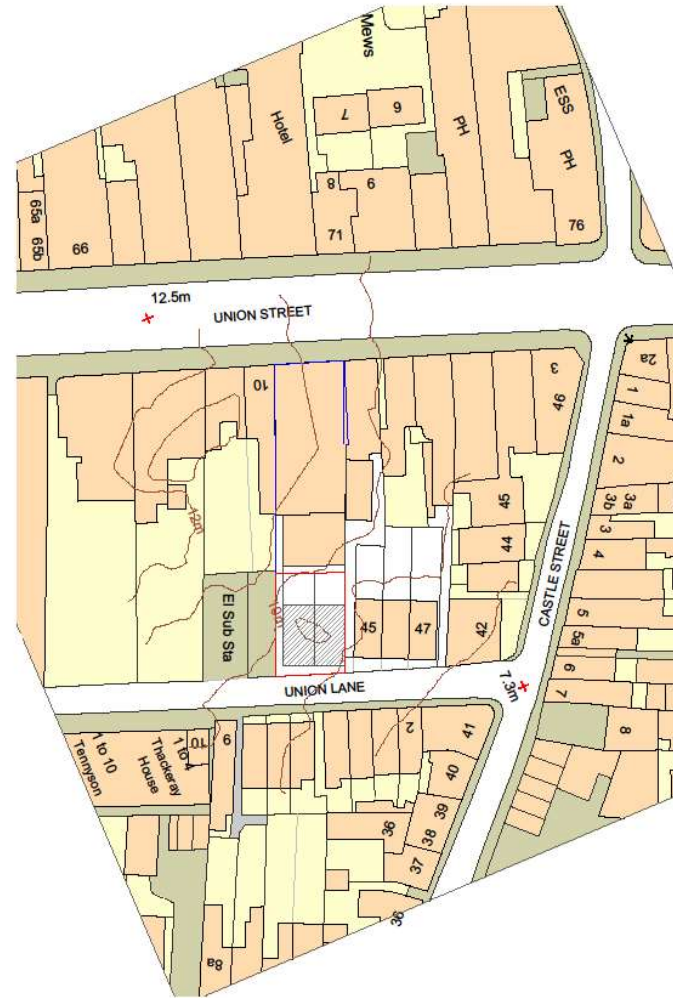
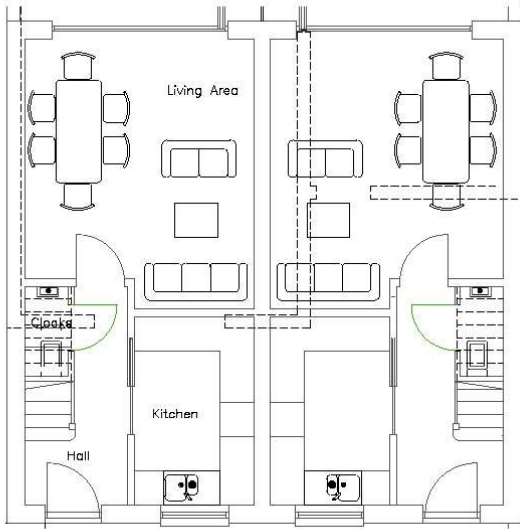
Misrepresentation Act 1967

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PRICE £425,000

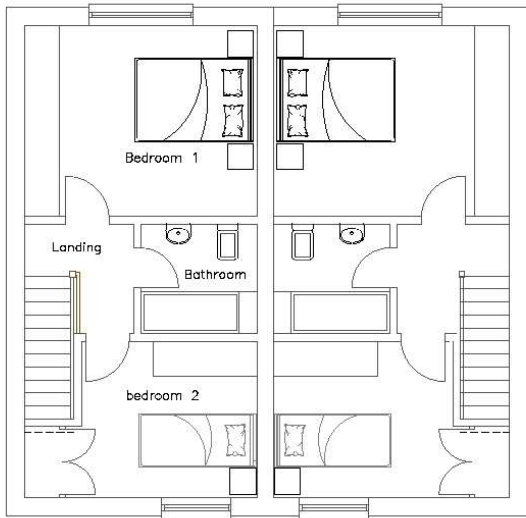
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SITE PLAN

Floorplans for the Semi Detached Houses fronting Union Road



To arrange a viewing call
 01983 527727 or email commercial@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000