



**20B ESPLANADE
RYDE
ISLE OF WIGHT
PO33 2DZ**

GUIDE PRICE £90,000

Opportunity to purchase a café/retail unit in a great location on Ryde Esplanade.

Location

Situated on Ryde Esplanade this Grade II Listed property is opposite the Hovercraft and LA Bowl, benefitting from a high footfall, especially in the summer months.

Ryde is the largest town on the Island by population (circa 32,000 - 2011 census) and boasts miles of glorious sandy beaches. There is the recently completed transport hub close by with train and bus links to the rest of the Island, plus Fastcat and Hovercraft to Portsmouth.

Description

Offered for sale is this great commercial unit comprising:

Entrance from the Esplanade

Main café/retail area 3.6m x 5.9m

Kitchen 3.4m x 3.0m

Under stairs storage

Door to central corridor

Door to rear yard with outside WC and store

The unit can be utilised for a range of uses subject to complying with the Use Classes Order 2021. The unit is currently Use Class E.

There is a range of catering equipment included in the sale. An inventory can be provided on request.

Business Rates

The VOA shows a rateable value of £3,350. Rates payable will be circa £1,700 without any applicable relief. Please direct all enquiries to the VOA.

Services

The property benefits from mains electricity, water and drainage.

Legal Costs

Each party to cover own legal fees.

Terms

Our client is asking Guide Price £90,000 for the premises held on a long leasehold of 900 years from 1845.

Viewings

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

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
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Dickson**

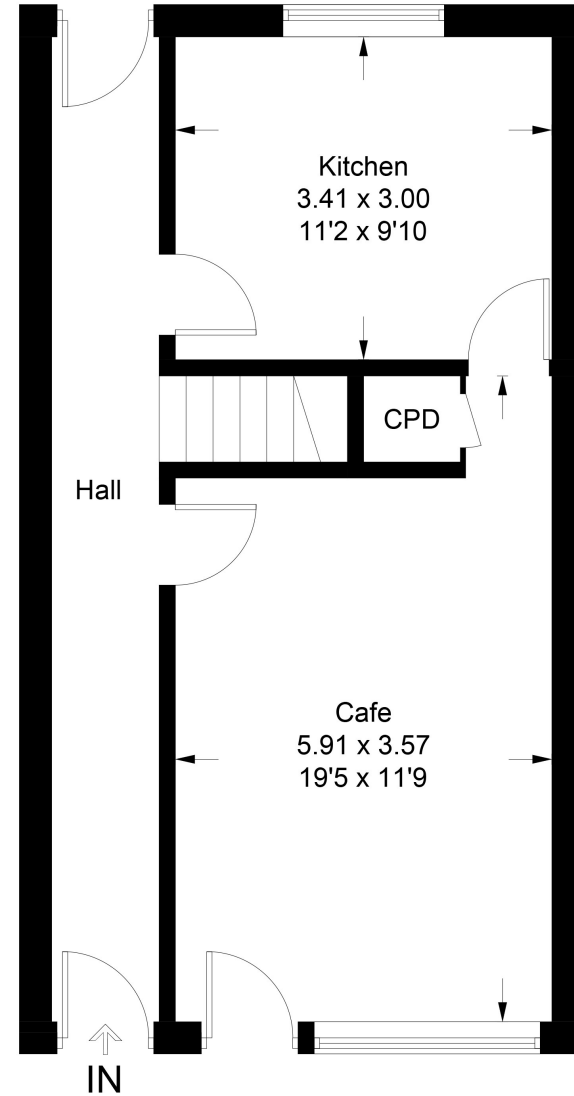


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