



GUIDE PRICE £325,000

57-59 HIGH STREET, BEMBRIDGE, ISLE OF WIGHT, PO35 5SF

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
Rhodes
Dickson**



Rare opportunity to purchase a mixed commercial and residential property in the heart of Bembridge with investment potential.

Location

Situated in Bembridge, a very popular village to the East of the Island.

Bembridge is a coastal village lying behind the spectacular headland of Culver. Offering a thriving village centre with fishmongers, butchers, cafes, delicatessens, restaurants and boutique shopping, the area has a great pace of life and a fantastic community feel.

The beaches of Bembridge are within a short walk of the property and Bembridge Harbour is close by with popular sailing clubs and easy mooring facilities.

Description

Offered for sale is this substantial semi-detached property offering a mix of both commercial and residential elements.

The ground floor retail area is home to 'Chesters of Bembridge' a pet supplies shop established in February 2024 by the current owners. In the short time they've been trading the vendors have generated a large customer base locally and across the island.

The shop extends to approximately 42sq m (450sq ft) overall and would suit a variety of uses for the village should a purchaser wish to explore a different avenue.

There is a sizeable courtyard garden to the rear measuring approximately 50 sqm with multiple access points from the side of the property, shop and apartment.

GUIDE PRICE £325,000

57-59 HIGH STREET, BEMBRIDGE, ISLE OF WIGHT, PO35 5SF

01983 527727 or email commercial@hrdiw.co.uk

The current residential arrangements comprise the following:

Ground floor apartment, recently refurbished:

Bedroom 3.83m x 4.95m

Dressing Room / Nursery 3.83m x 2.1m

Kitchen 1.85m x 3.91m

Living / Dining Room 3.96m x 3.8m

Shower Room 2.1m x 1.3m

First-floor former apartment which requires complete refurbishment throughout. The ideal accommodation would comprise:

Bedroom 1 3.63m x 4.32 max

Bedroom 2 3.56m x 2.92m

Kitchen/Dining/Living space 6.62m x 4.89 max

Bathroom 3.99m x 2.14m max

Potential study area behind staircase

The ground floor has been completely re-wired and the windows have been replaced throughout with UPVC double glazed windows.

There is vast potential for this Victorian period property to be reconfigured in multiple ways. Options could include returning to a large 4/5-bedroom family home, separating to three self-contained units or even a HMO investment block, subject to gaining the necessary planning consents.

The property benefits from separate access from no.57 which currently allows access to the ground and first floor but could easily be separated off.

Services

The property benefits from mains electricity, water and drainage. Mains gas is available but has been disconnected.

Business Rates & Council Tax

The VOA shows a rateable value of £6,300. Rates payable will be circa £3,200 without any applicable reliefs. Please contact the VOA direct with any queries.

Council Tax Band C.

Terms

Our client is asking Guide Price £325,000 for this freehold opportunity as a whole to include the FFGW & SAV if desired.

Viewings

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

Legal Costs

Each side to cover own legal fees.

Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and



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