



25 HIGH STREET  
BEMBRIDGE  
ISLE OF WIGHT  
PO35 5SD

£185,000

Opportunity to purchase an  
investment unit in a popular location

### Location

Situated in Bembridge Village this property is located in the heart of the High Street.

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 village has a great pace of life and a fantastic community feel.

The beaches of Bembridge are within a very short walk of the property and Bembridge Harbour is within a short drive which offers the popular sailing clubs and easy mooring facilities.

Bembridge is within an easy drive to the coastal towns of Ryde, Sandown and Shanklin and the ferries at Fishbourne and East Cowes are within a 30 minute drive providing transport links to Portsmouth and Southampton.

### Description

The property comprises a semi-detached purpose-built single storey retail unit.

Overall the property offers approximately 187 sq m (2012 sq ft). This comprises retail space, office, stores and staff areas.

The property is being offered for sale with the benefit of the tenancy in place, Boots, who are on a 5 year lease from January 2025. The current passing rent is £14,500pa.

### Terms

Our client is asking Guide Price £185,000 for this investment opportunity.

### Business Rates

The VOA shows the property has a rateable value of £16,000, using the current UBR the rates payable would be circa £8,880pa.

### Viewings

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

Due to the tenancy in place a minimum of 48 hours notice is required.

### EPC

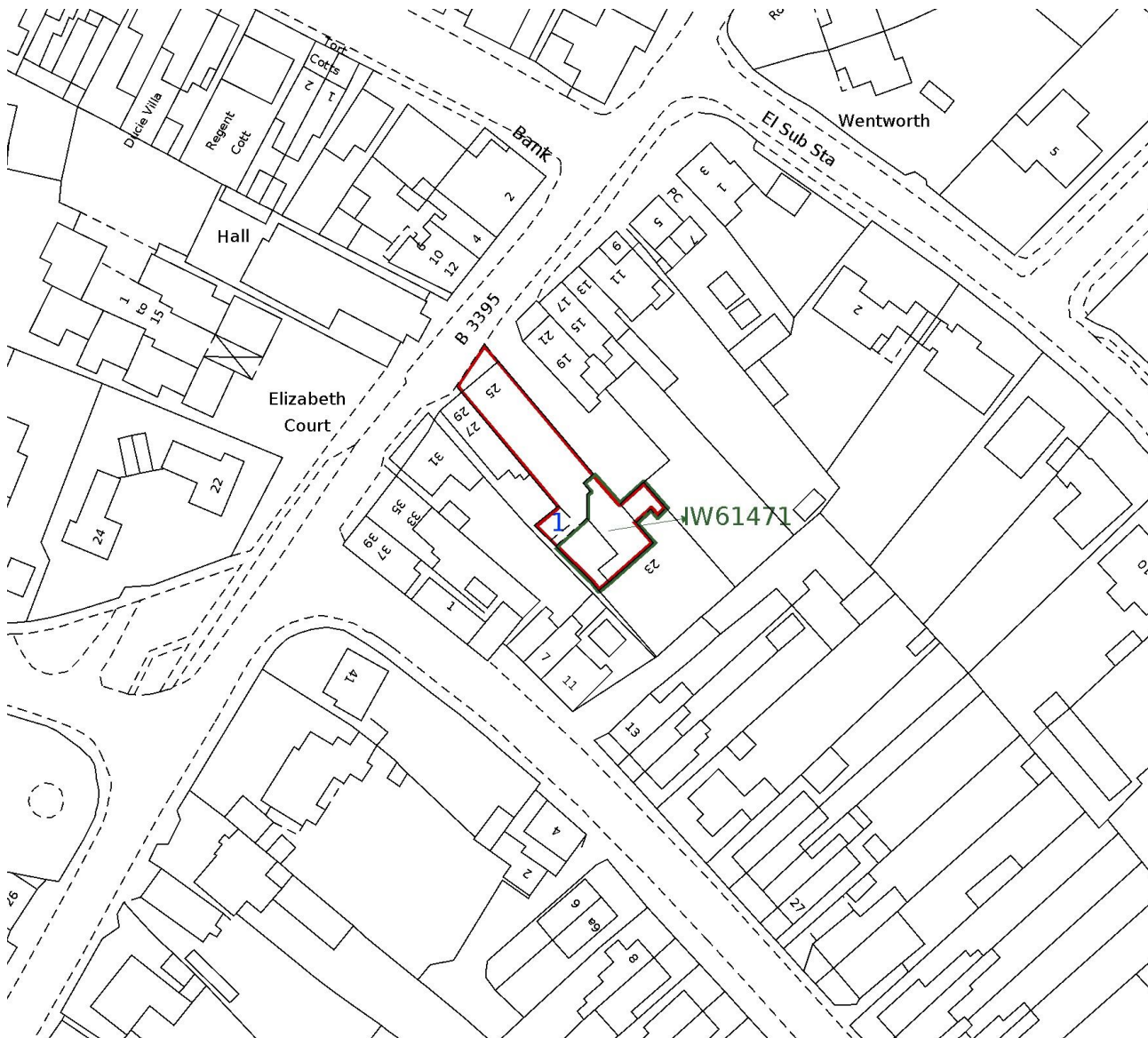
TBC

Hose Rhodes Dickson Commercial

01983 527727

[commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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