



61 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1SB

£15,000 PER ANNUM

Commercial unit to let, great location on Newport High Street

Location

Newport is the Islands principal town and main commercial centre and has a population of about 25,000.

The Islands population is around 140,000 and has high visitor numbers throughout the year particularly during the summer months.

There are frequent ferry services from Portsmouth, Southampton and Lymington to Ryde, Fishbourne, Cowes and Yarmouth.

The property is located on the main retailing area and nearby trades include Edinburgh Woollen Mill, JD Sports, WH Smith, Clarks Shoes, Specsavers, Card Factory and Warren James Jewellers.

Description

These former bank premises are on the ground, first and second floors and comprise the following accommodation with approximate floor areas:

Net Frontage 13'7"

Ground Floor 646 sq ft

First Floor 358 sq ft

Second Floor 329 sq ft

The first and second floors also have a separate street access from Castlehold Lane.

Ground Floor: Retail space Office Staff Area & WC

Access to the side via Castlehold Lane

First Floor: Office x 2 Staff Kitchen WC's x 2

Second Floor: Offices/Storerooms x 3

Planning

Previously occupied by Co-Operative Bank. Planning consent for A2 use subject to conditions. Permitted change to A1 retail.

Terms

The premises are available upon a new full repairing and insuring lease for a term to be agreed (subject to possession).

Rent: £15,000 per annum exclusive.

VAT: The landlord has not opted to tax.

Business Rates

Rateable Value £25,250

Rates Payable (2016/17) approx £12,095 PA

Viewings

Please contact HRD to arrange a viewing. 01983 527727.

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