

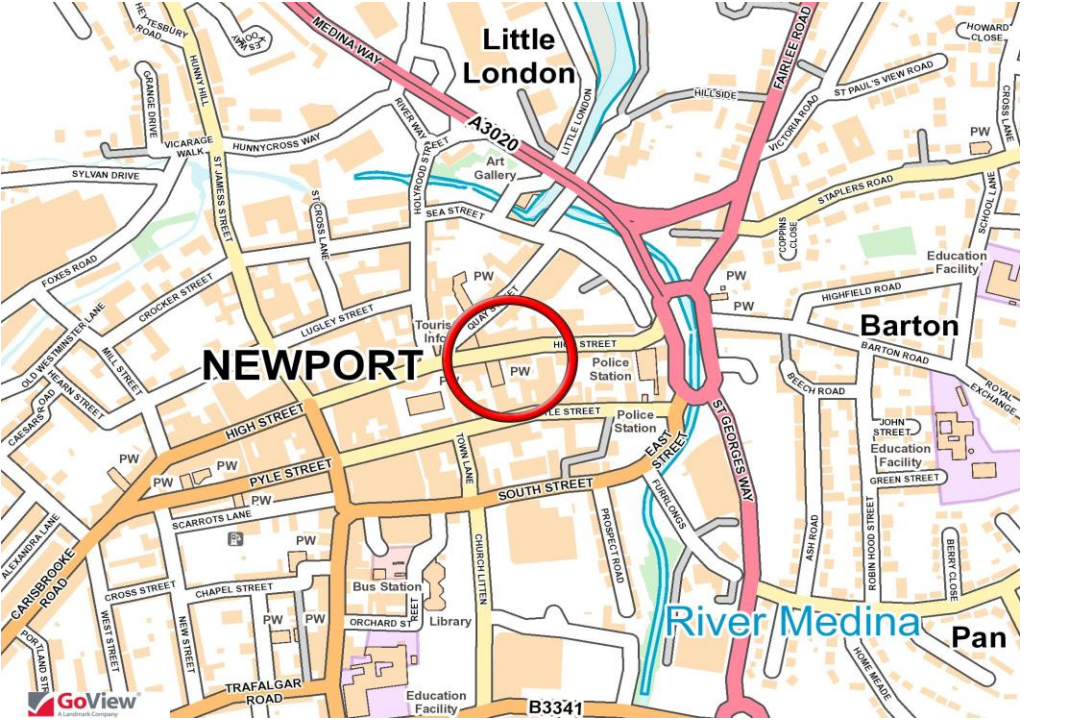
21-22 HIGH STREET, NEWPORT, PO30 1SS
ASSIGNMENT OF LEASE OR FREEHOLD SALE

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



A great opportunity to lease a well-known property in Newport High Street.

Location

Situated on Newport High Street neighbouring businesses include Yates, Hogshead and a number of national retailers are nearby.

Newport is the County Town of the Isle of Wight and has a population circa 25,000 (2011 census).

Premises

Offered to let is this licensed unit which has most recently traded as a nightclub/bar. The unit is such that it could immediately start trading as a nightclub/bar subject to gaining the necessary personal licenses.

The property is set up with the following accommodation:

Entrance from the High Street into the main retail/bar space.

A fully functioning bar runs the length of the wall to the right of the unit, seating booths have been installed to opposite with open space wooden flooring providing further seating/dance areas.

There are male & female WC's to the rear plus cellar, staff areas and rear courtyard with further cold store and storage.

One room to the rear was previously set up as a commercial kitchen and this could be reinstated if needed.

Total ground floor runs to approximately 300 sq m (3224 sq ft).

The first floor is accessed via a staircase to the right of the bar and offers another seating area approximately 51 sq m (556 sq ft) with access to the rear and roof terrace approximately 84 sq m (905 sq ft).

Terms

The property is available on a new full repairing and insuring lease at a rental of £35,000pa incentives and a long assignment will be granted to the right tenant. The property is also available to purchase freehold for £350,000.

Business Rates

The VOA shows the rateable value as £27,500, rates payable approximately £13,200 per annum.

Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

Misrepresentation Act 1967

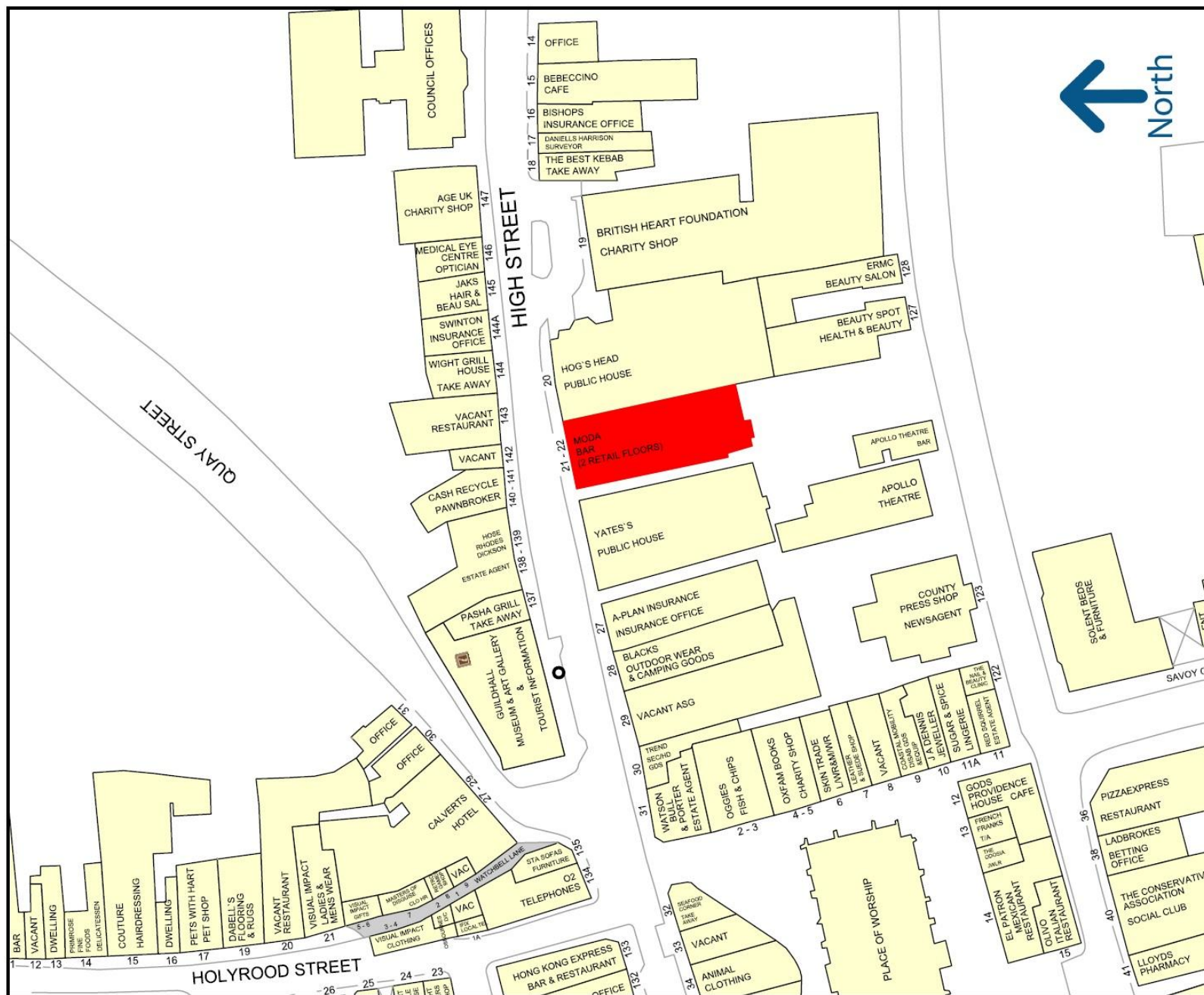
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Experian Goad Plan Created: 03/11/2017
Created By: Hose Rhodes Dickson

50 metres



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