



**96 HIGH STREET  
NEWPORT  
ISLE OF WIGHT  
PO30 1BQ**

**£15,000 PAX**

A great opportunity to lease a retail unit on Newport High Street

## Location

Situated to the top end of the High Street in a popular location for multinationals and boutique and local traders alike, this unit neighbours Red House Spa and Poundstretcher with Card Factory, George Bull & Sons and Rutherford Opticians being close by.

This unit has most recently traded under A1 retail of the Use Classes Order 2005 but would be suitable for a variety of different uses subject to gaining the necessary consents.

## Description

The property offers retail space to the ground and first floors plus storage/office space to the second floor. There is further storage to the third floor.

### Ground Floor:

Retail space of approximately 56 sq m (612 sq ft)  
Kitchen area  
WC  
Internal Storage  
Courtyard Garden

### First Floor

Galleried space for Retail/Office use  
Store  
WC

### Second Floor

Office/Storage space approx. 30 sq m (322 sq ft)

### Third Floor

Storage

## Terms

Our client is asking £15,000 for a new full repairing and insuring lease, terms and length to be negotiated.

## Business Rates

The VOA shows a rateable value of £13,750, rates payable approx. £6780 per annum.

## Viewings

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

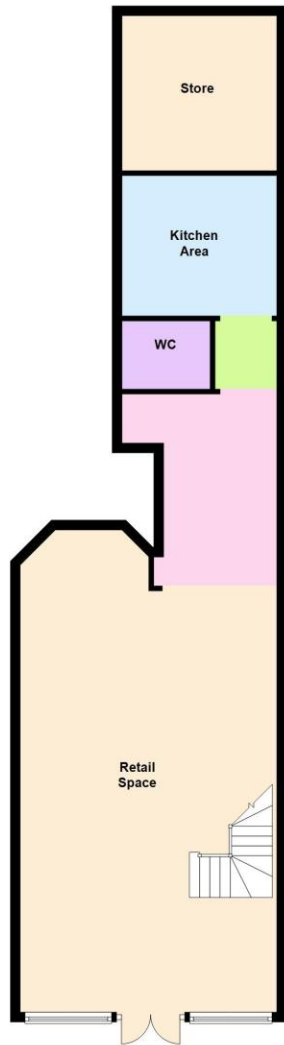
**Hose Rhodes Dickson Commercial**

**01983 527727**

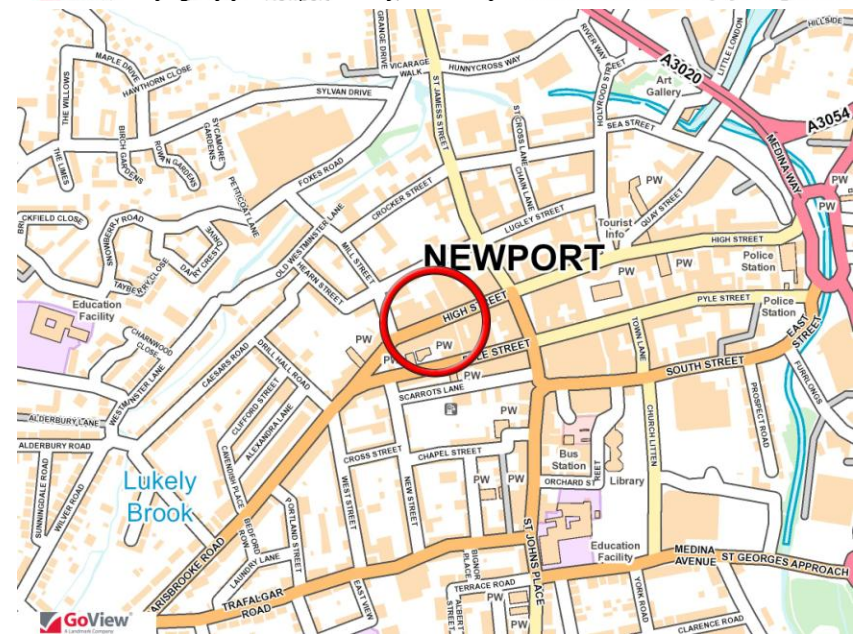
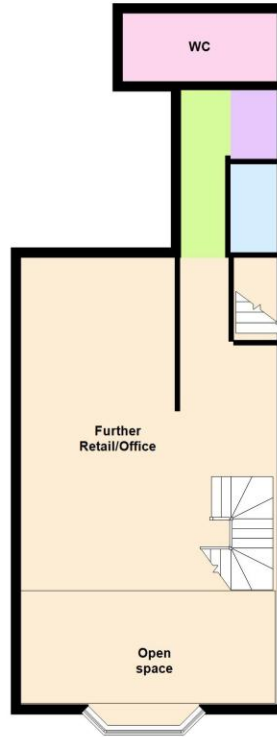
**commercial@hrdiw.co.uk**

**Hose  
Rhodes  
Dickson**

Ground Floor



First Floor



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