

A great opportunity to lease a retail unit in Ryde Town Centre.

#### Location

Situated in the pedestrianized zone of Ryde High Street this property is in a great location for either office or retail use.

Neighbouring businesses include Graces Bakery, New Look, WH Smiths & Boots.

Ryde is the largest town by population on the Island and offers links to Portsmouth via the Fastcat and Hovercraft.

The property is situated within easy walking distance of the Hovercraft, train and bus stations.

## Description

The property offers accommodation over two floors and ground floor retail/office space of approximately 77 sq m (828 sq ft).

A large window to the front ideal for displays plus ground floor staff area/WC, an air conditioning unit and suspended ceiling with recessed lighting. The first floor offers storage of approximately 38 sq m (409 sq ft) plus staff room.

### **Terms**

Our client is asking £13,500 per annum for a new full repairing and insuring lease, terms to be negotiated.

### **Business Rates**

The VOA shows a rateable value of £18,250, the rates payable will be circa £9000pa.

## **Legal Costs**

Each party to be responsible for their own legal fees.

## Viewings

All viewings to be arranged via HRD Commercial, Please contact 01983 527727 or email <a href="mailto:commercial@hrdiw.co/uk">commercial@hrdiw.co/uk</a>.

173 HIGH STREET, RYDE, ISLE OF WIGHT, PO33 2HW £13,500 PER ANNUM

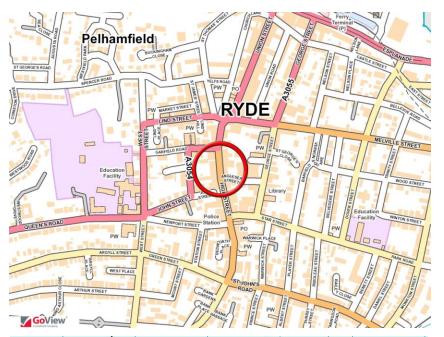
# Hose Rhodes Dickson Commercial

01983 527727 commercial@hrdiw.co.uk











#### 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 prices are quoted exclusive of VAT. 10/2009

