



116 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1TH

£28,000 PER ANNUM

High Street property to lease in prime location in Newport.

Location

The premises occupy a very prominent position in a busy trading location on Newport High Street. Neighbouring businesses include Halifax and Mountain Warehouse with Waterstones, Accessorize, Monsoon and The Works being close by.

The property benefits from being situated opposite St James' Square, a very busy thoroughfare linking the High Street to the South Street shopping and bus precinct.

Description

The property is Grade II Listed and accommodation is arranged over 3 floors with the following approximate areas and dimensions:

Gross Frontage 3.9m (12ft 9")

Ground Floor Retail 44 sq m (475 sq ft)

First and Second Floor Ancillary 66 sq m (711 sq ft)

Current use of this property is A1 Retail under the Use Classes Order 2005.

Terms

The premises are available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £28,000 per annum exclusive of rates and other outgoings.

Business Rates

The VOA shows a rateable value of £22,500, using the current UBR of 0.493 this shows rates payable as circa £11,095 per annum.

Legal Costs

Each party is to be responsible for its own costs incurred in any transaction.

Viewings

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

Hose Rhodes Dickson Commercial

01983 527727

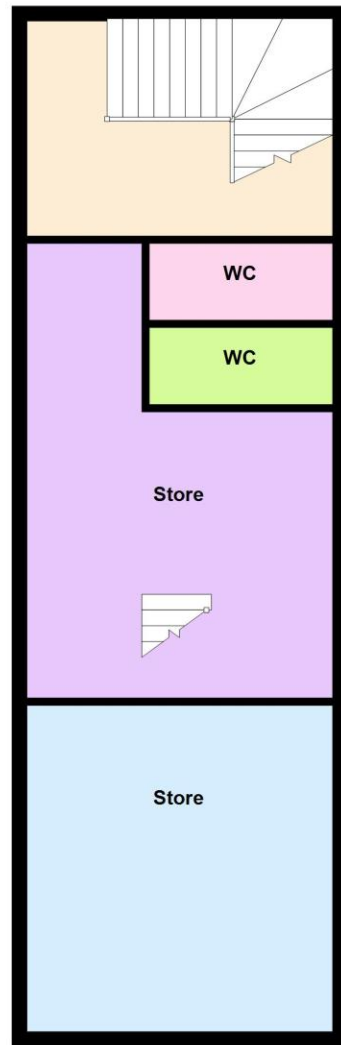
commercial@hrdiw.co.uk

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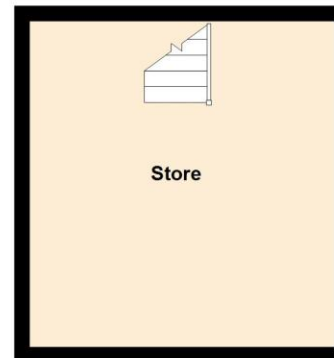
Ground Floor



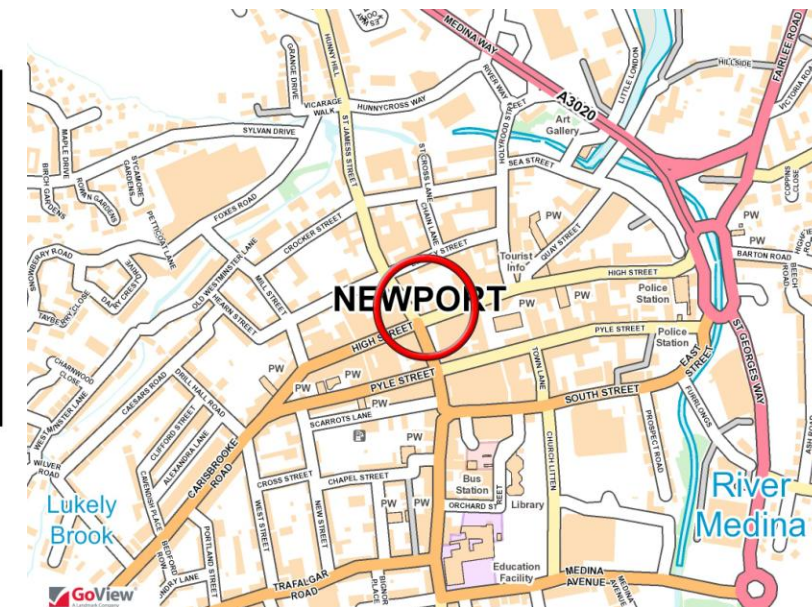
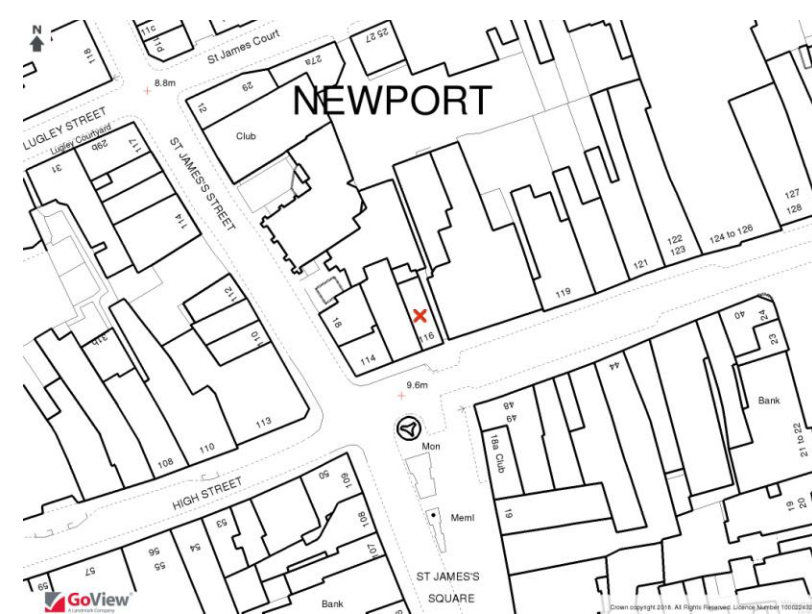
First Floor



Second Floor



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.



Misrepresentation Act 1967

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