



**SAVOY COURT
TOWN LANE
NEWPORT
IOW PO30 1AR**

**£50,300 PA FOR THE WHOLE
OR
SMALLER UNITS AVAILABLE**

Opportunity to lease a ground floor commercial unit in the heart of Newport Town Centre.

Location

Situated in Newport Town Centre the property occupies a busy corner position close to St Thomas' Square and on a main pedestrian route from the High Street to Marks and Spencer.

Newport is the principle town of the Island, with a population circa 25,000 (2021 census) and offers amenities including St Marys Hospital, various primary and secondary schools, doctors surgeries, churches, cinema and the Isle of Wight County Hall.

Description

Offered to lease is a large corner unit, fronting Pyle Street and Town Lane, which currently offers approximately 425 sq m (4574 sq ft) overall. The property offers modern floorspace with off street staff parking to the rear.

With concrete floor and suspended ceiling the property is capable of being sub-divided to provide smaller units if required of around 75 sq m (800 sq ft).

The unit also offers great display windows to the front and side, ladies and gents WCs, kitchenette and a storage room.

Current Use

The property is currently trading under Class E of the Use Classes Order updated 01/08/2021.

Terms

The property is available to lease as one whole unit at £11 + VAT per square foot (£50,300 PA) or as smaller individual units at £15 + VAT per square foot each.

Business Rates

The VOA shows a rateable value of £41,000. Using the current UBR of 0.546 the rates payable will be circa £22,400pa. Re-rating will be required if the property is split into smaller units.

Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727 or email commercial@hrdiw.co.uk

Hose Rhodes Dickson Commercial

**01983 527727
commercial@hrdiw.co.uk**

**Hose
Rhodes
Dickson**

Savoy Court

Approximate Gross Internal Area = 445.7 sq m / 4797 sq ft

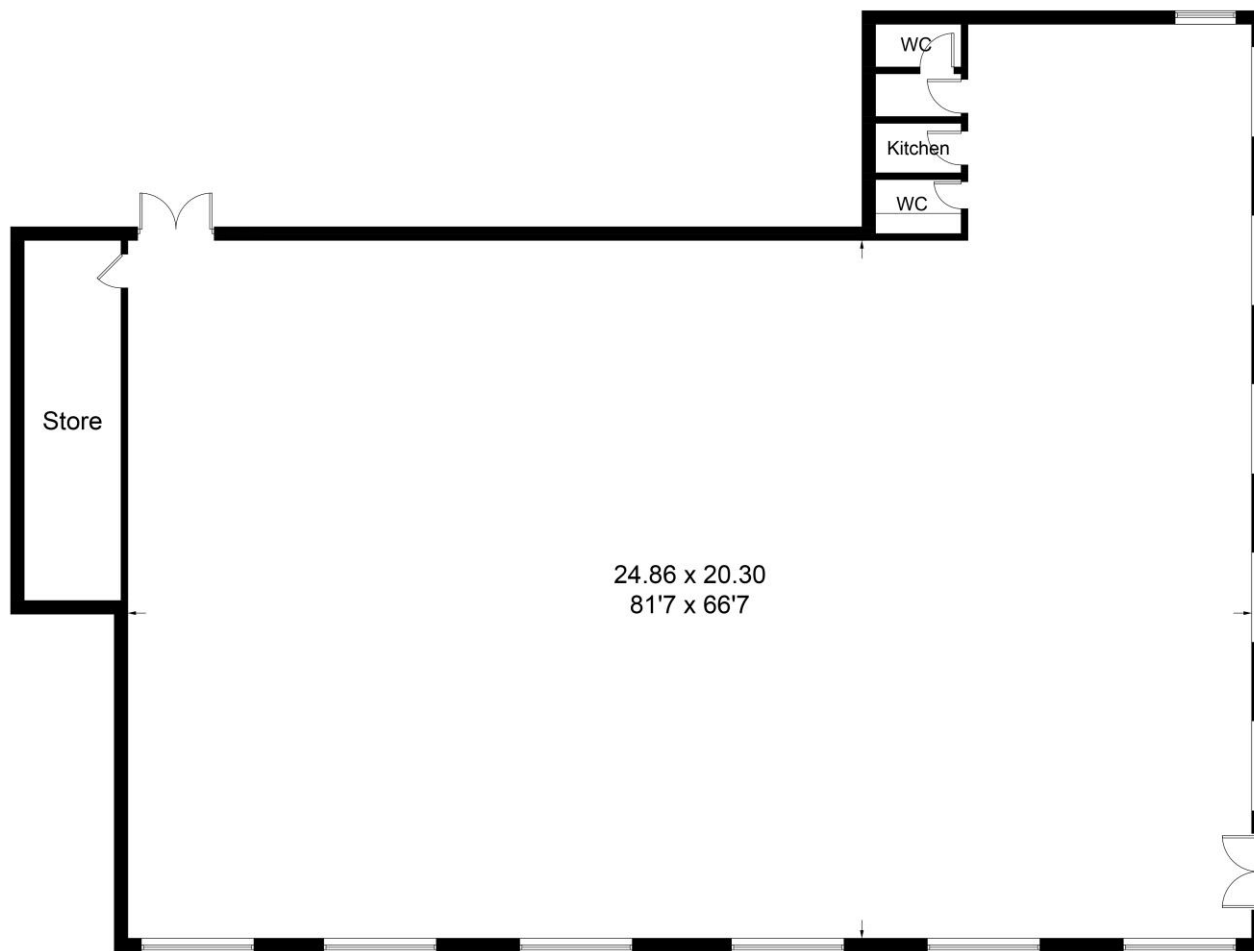


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119693)

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.