

SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

Telephone: (01983) 822288
www.scotcherandco.co.uk



A MOST UNUSUAL RETAIL OPPORTUNITY, COMPRISING THE SALE OF THIS BUSINESS 'AS A GOING CONCERN' AND AS AN EFFECTIVE TURNKEY OPERATION TO INCLUDE ALL STOCK, FIXTURES & FITTINGS.



**JUST PCs
6 GRAYS WALK
PYLE STREET
NEWPORT
ISLE OF WIGHT
PO30 1TD**

Situated overlooking Pyle Street, opposite the rear entrance of B&M, and amongst a variety of local independent traders, and just a few steps from the popular St. James Square, the property is extremely convenient for all town facilities and benefits from excellent year-round footfall.

Newport itself remains the County Town and administrative centre for the Island, with a wide range of facilities within its boundaries, and a substantial residential catchment area, plus links to all parts of the Island via the main public transport interchange.

Just PCs was established some years ago by our client; however, due to health and early retirement requirements, our client has asked us to offer the business on the market, to include all stock, fixtures and fittings. The business occupies a compact modern shop, and should be viewed to be fully appreciated. Further details of the business and shop are as briefly outlined overleaf.

PRICE GUIDE - £15,000 Leasehold

To include all stock, fixtures and fittings, with a new lease to be negotiated.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

THE SHOP	Measures some 27'6" x 9'5", to provide about 260ft ² (24.2m ²) net sales, backed by a small lobby and a single WC facility.
THE BUSINESS	Established for a number of years and only available due to our client's early retirement plans, it is unusually offered for sale simply on the basis of stock, fixtures and fittings to be included, apart from any personal tools and effects. An inventory will be provided on the occasion of a sale. We also can provide, subject to signature of a confidentiality agreement, details of current income and outgoings to bona fide applicants and/or their professional advisors.
RATEABLE VALUE	With effect from April 2023 - £5,000. UBR 2025/26 @ 49.9p in the £. Providing the tenant also qualifies, this property should qualify for complete small business relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.
SERVICES	Water, electricity and drainage are all understood to be connected. Interested parties should check the availability and suitability of main services to their own satisfaction.
EPC	'C' – Certificate Available.
TENURE	Our client is currently holding over on an existing lease, at a passing rent of £6,500 p.a.x. However, it is expected that a purchaser will be able to negotiate a new lease on appropriate terms. We understand that currently no service charge arrangement is applicable, but any new lease may include this, and the expectation will be also that any lease will be granted on a full repairing and insuring basis, with the Landlord to insure the building and the tenant to pay their share of the premium.
PRICE GUIDE	£15,000.
LEGAL COSTS	The Landlord may require a contribution towards their costs in respect of any new lease arrangement.
POSSESSION	Upon legal completion.
VAT	We are not aware of any VAT liability in respect of this property. However, interested applicants should always check the VAT status of any commercial property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	04042025/JustPCs-Newport/4-Apr-25