



14 CARISBROOKE ROAD
NEWPORT
ISLE OF WIGHT
PO30 1BL

GUIDE PRICE £160,000

Freehold mixed commercial and residential investment property.

Location

Situated to the top end of Newport Town Centre, this property occupies an ideal location within easy reach of the town's amenities and nearby transport links.

Newport is the principle town of the Island and offers amenities including St Marys Hospital, various primary and secondary schools, doctors' surgeries, churches, cinema and the Isle of Wight County Hall.

Description

Arranged over three stories, this mid terrace property offers a commercial unit to the ground floor, with a well-presented two-bedroom apartment above.

The shop extends to approximately 55 sqm (590 sq ft) overall to include retail space and staff facilities and is currently let on a 3-year lease from June 2026 for £7,500 per annum.

With the benefit of separate access via an inner lobby, the apartment offers a recently installed kitchen, living room and bathroom to the first floor with two double bedrooms to the second floor.

This is currently let on an APT basis for £10,500 per annum.

There is a small courtyard to the rear of the property.

The current rental income for the property totals £18,000 per annum.

Terms

Our clients are asking Guide Price £160,000 for this freehold investment opportunity.

Business Rates

The VOA shows a rateable value of £5,200. Estimated rates payable will be circa £2,590 without any applicable rates relief. Please direct all enquiries to the Valuation Office Agency.

The apartment is rated Council Tax Band A.

Viewings

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

Hose Rhodes Dickson Commercial

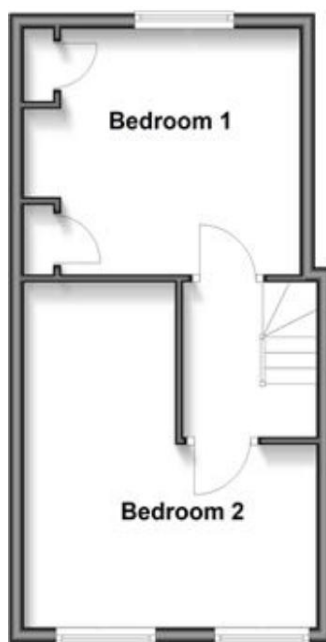
01983 527727
commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



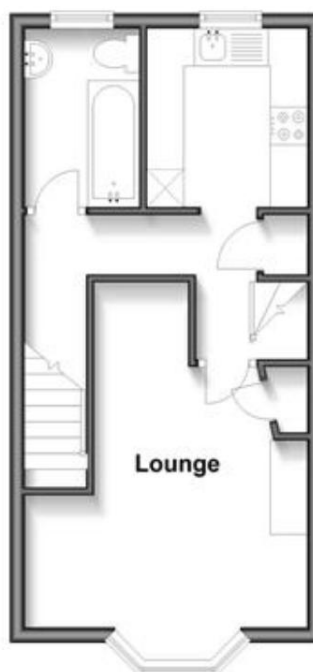
Second Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



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