

SCOTCHER & CO

C O M M E R C I A L

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**A VERY PROMINENT AND ATTRACTIVE COMMERCIAL UNIT OVER TWO FLOORS –
AVAILABLE ON A NEW LEASE AND SUITABLE FOR A VARIETY OF OCCUPIERS,
SUBJECT TO ANY NECESSARY CONSENTS**



**36 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1SR**

Newport is the County Town and administrative centre for the Island and, as such, is constantly busy. The subject premises is in an extremely prominent location, in the heart of the Town Centre and located on the corner of the High Street and the popular pedestrianised St. Thomas Square.

Near neighbours include H Samuel, Boots, Superdrug, Lloyds Bank, Newport Minster, and a variety of other licensed and food outlets, plus both local and national retailers.

The property is offered with the benefit of early vacant possession if required, subject to legal completion. It is Grade II Listed, having been rebuilt many years ago in the image of the former Army & Navy Department Store, with the accommodation on offer and other details as briefly outlined overleaf.

RENTAL GUIDE – £35,000 P.A.X. + VAT

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 UNIT	Enjoys a wide and interesting main frontage, wrapping round from the High Street into St. Thomas Square, where it overlooks the main entrance to Newport Minster.
GROUND FLOOR	With a maximum average depth from the High Street of some 44'6" (13.56m) and a maximum width into the large semi-circular bay of some 49' (14.93m), the unit is of an irregular but interesting configuration. It currently incorporates a former customer WC facility (no fittings), a rear lobby with fire exit door to St. Thomas Square, and lobby with staircase to the first floor.
FIRST FLOOR	Mirrors the ground floor measurements, comprising a large stock room with further subdivisions including offices/storerooms, a staffroom, and staff WC facilities. Trapdoor to the top floor (not inspected).
FLOOR AREAS	The ground floor offers some 2,030ft ² (188.5m ²) with first floor over offering some 1,943ft ² (180.55m ²) gross internal areas. Total overall floor area of some 3,973ft ² (369.1m ²)
PLANNING	<p>For many years, the unit has operated under Class A1 Retail, now considered to be relevant under the new 'Class E' provisions.</p> <p>Other town centre uses can be considered, subject to any necessary consents. Interested applicants are advised to make any planning enquiries of the IW Planning Unit on 01983 823552.</p>
RATEABLE VALUE	<p>Effective from April 2023 – £42,750 UBR 2023/24 @ 51.2p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
EPC	N/A as the building is Grade II Listed and therefore considered exempt.
SERVICES	Water, electricity and drainage are all understood to be connected, as is gas although that is unused. Interested parties should always check the availability, serviceability and suitability of main services to their own satisfaction.
TENURE	By way of new commercial lease, effectively on a full repairing and insuring basis. The Landlord will insure the building with the tenant to pay their share of the insurance premium. Rent reviews will be five-yearly and upward-only, i.e. to market rent or existing, whichever is the greater, and the Landlord may reserve the right to exclude the lease from the security provisions of the Landlord & Tenant Act 1954, Part II.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£35,000 p.a.x.
LEGAL COSTS	The ingoing tenant will be asked to contribute towards the Landlord's reasonable costs in this matter, whether or not it proceeds.
VAT	Will apply.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	05022024/36HIGHSTREET-NEWPORT/1-Oct-24

ADDITIONAL PHOTOS



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

LOCATION PLAN

(Not to scale – for identification purposes only. A larger electronic copy is available upon request to the agents.)

