



Primmer Olds **BAS**

TO LET

Prominent and Attractive Commercial Unit Over Two Floors

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

KEY FEATURES

- NIA - 3,973 sq.ft (369.1 sq.m)
- Prime corner position
- Grade II Listed Building
- Nearby occupiers include H Samuel, Boots, Superdrug, Lloyds Bank plus national & local retailers
- Suitable for a variety of occupiers
- Guide rent £35,000 per annum



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



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36 HIGH STREET

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LOCATION

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.

DESCRIPTION

The property comprises a Grade II Listed 2 storey premises benefitting from a wide and interesting frontage wrapping around High Street and St. Thomas Square.

Ground floor comprises an open plan sales area incorporating customer WC, a rear lobby with fire exit door. The accommodation of first floor is subdivided into further store rooms, offices, staffrooms and WC facilities.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	2,030	188.5
First Floor	1,943	180.55
Total Internal Area	3,973	369.1

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £35,000 per annum exclusive of rates VAT (if applicable) and all other outgoing.

Note: It is understood VAT is payable on rents.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £42,750

Source – voa.gov.uk

The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - NA - Grade II Listed and therefore considered exempt.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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