



41- 42 PYLE STREET
NEWPORT
ISLE OF WIGHT
PO30 1XB

£24,000 P.A.X.

Opportunity to lease a spacious commercial unit in Newport Town Centre.

Location

Situated in Newport Town Centre, this property benefits from high footfall and a commanding position overlooking St Thomas Square.

The property is located on one of the main thoroughfares from the High St and St Thomas's Square through to the Bus Station and a selection of large national retailers.

Newport is the County Town of the Isle of Wight and offers a variety of shopping amenities, churches, doctors, hospital and transport links. The town is within approximately a 15-minute drive of the Red Funnel ferry service in East Cowes and approximately 20 minutes of the Wightlink ferry service in Fishbourne.

Description

Offered to lease is this spacious commercial unit in the heart of Newport Town Centre.

The property offers approximately 1650 sq.ft. over two floors:

Ground floor:

Retail 14.90m x 5.70m (48'11" x 18'8")

Retail 5.50m x 3.50m (18'1" x 11'6")

Store 4.70m x 3.50m (15'5" x 11'6")

Store Room 3.00m x 2.39m (9'10" x 7'10")

WCs

First Floor:

Stock Room 4.66m x 3.15m (15'3" x 10'4")

Staff Room 4.15m x 3.80m (13'7" x 12'6")

Office 3.14m x 1.64m (10'4" x 5'5")

Cupboard

WC

Terms

The premises is available upon a new full repairing and insuring lease for a term to be agreed.

Rent: £24,000 per annum exclusive.

Business Rates

The VOA shows a ratable value of £17,500. Rates payable will be circa £8,900. Please direct all enquiries to the Valuation Office Agency.

Viewings

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

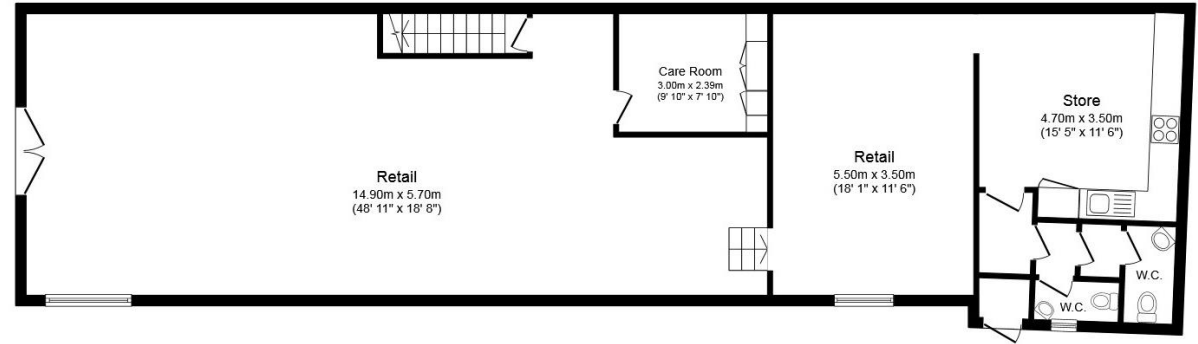
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Hose Rhodes Dickson Commercial

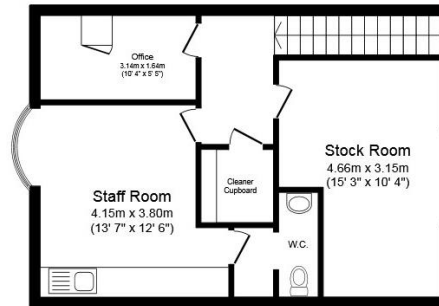
01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



Ground Floor



First Floor

Plan is approximate and for indicative purposes only.

Misrepresentation Act 1967

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