



**A SMART, MODERN RETAIL UNIT OF SOME 1,325FT<sup>2</sup> (123.2M<sup>2</sup>) GROUND FLOOR,  
MATCHED BY FIRST FLOOR ANCILLARY SPACE – AVAILABLE NOW ON A NEW  
LEASE AND IN A PRIME LOCATION WITHIN THE TOWN CENTRE**



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

Extremely well situated within Newport High St, which in turn is the County Town and administrative centre for the Island and is generally considered the commercial hub for the Isle of Wight. Near neighbours include H Samuel Jewellers, Boots, Superdrug, EE, and the newly-established Cherry Godfrey, amongst others. Also nearby is the popular pedestrianised St Thomas Square, which is well-known for a variety of niche retailers, popular eateries, Newport Minster, and the newly-regenerated weekly Farmers' Market.

Although of modern traditional construction, the property is covered by a Grade II Listing. Adjacent retail units may also be available to let, if required, and otherwise details of the accommodation on offer are as briefly set out overleaf.

## **RENTAL GUIDE – £25,000 P.A.X. + VAT**

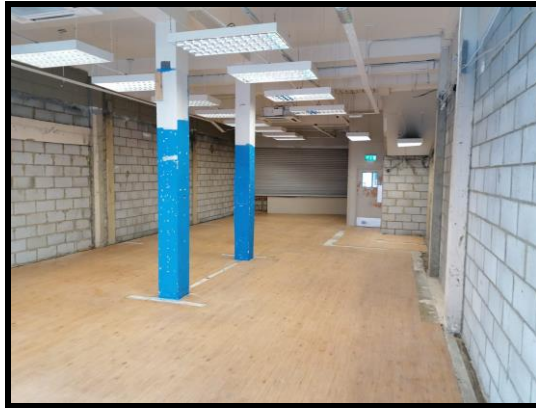
These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

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

<b>GROUND FLOOR</b>	<p>With an internal frontage of some 24'1" (7.35m) and an overall depth of about 60'7" (18.47m), enjoying a prominent double-fronted display and central recessed entry doors, and providing up to some 1,325ft<sup>2</sup> (123.2m<sup>2</sup>) net sales.</p> <p>Incorporated at the rear is a lobby with rear fire exit and staircase to the first floor, with potential for a return display frontage to St Thomas Square.</p> <p><b>N/B: Interested applicants are asked to note that the adjoining retail premises at 33 High St is also available to lease if required – please ask for details.</b></p>
<b>FIRST FLOOR</b>	Of similar dimensions and floor areas to the ground floor, subdivided at the rear to provide an office/staffroom and adjacent WC facility.
<b>PLANNING</b>	Currently as A1 Retail, although no doubt other Town Centre uses can be considered, subject to any necessary consents. Interested applicants are advised to make any necessary enquiries of the local planning unit on 01983 823552.
<b>RATEABLE VALUE</b>	<p>From April 2017 - £31,500          UBR 2020/2020 @ 49.1p in the £.          Applicants may wish to verify this information with the Rating Office on 01983 823920. We believe that providing the tenant qualifies then the property is currently eligible for some business rates relief.</p>
<b>EPC</b>	Understood to be exempt.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. However, interested parties should check the suitability of main services to their own satisfaction.
<b>TENURE</b>	<p>By way of new commercial lease, on a full repairing and insuring basis. The Landlord will insure the building with the tenant to pay their share of the insurance premium.</p> <p>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 &amp; Tenant Act 1954, Part II.</p>
<b>POSSESSION</b>	Upon legal completion.
<b>RENTAL GUIDE</b>	£25,000 p.a.x.
<b>LEGAL COSTS</b>	The ingoing tenant will be asked to contribute towards the Landlord's reasonable costs in this matter, whether or not it proceeds.
<b>VAT</b>	Will Apply.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	DVD1/34HIGHSTREET-NEWPORT/1-Oct-24

**ADDITIONAL PHOTOGRAPHS**



(Ground Floor)



(Ground Floor)



(First Floor)