

Isle-of-Wight - 3 East Street, Newport PO30 1JN
Retail Shop to Rent

AMBITIOUS



BLUE ALPINE

PROPERTY CONSULTANTS



Isle-of-Wight - 3 East Street, Newport PO30 1JN

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Located next to the high street with occupiers nearby including Burger King and Optician, amongst other retailers.

Property Description:

Comprises ground floor retail shop previously t/a Beauty & Nails, providing the following accommodation and dimensions:

Ground Floor: 25 sq m (269 sq ft)

Open plan retail, storage, kitchen, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £95 per week (PCM: £411.66)

Rent Year 2-3: £125 per week (PCM: £541.66)

Deposit: £1,625 (3 Months)

Rateable Value:

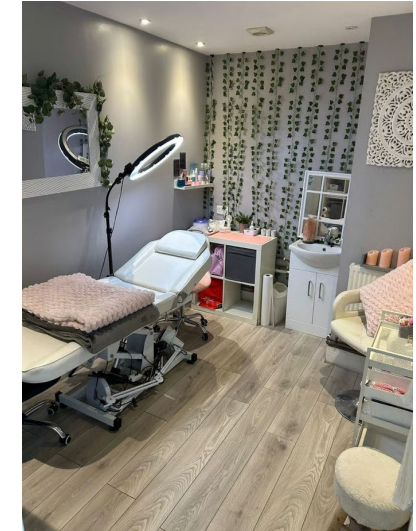
Rateable Value - £3,600 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



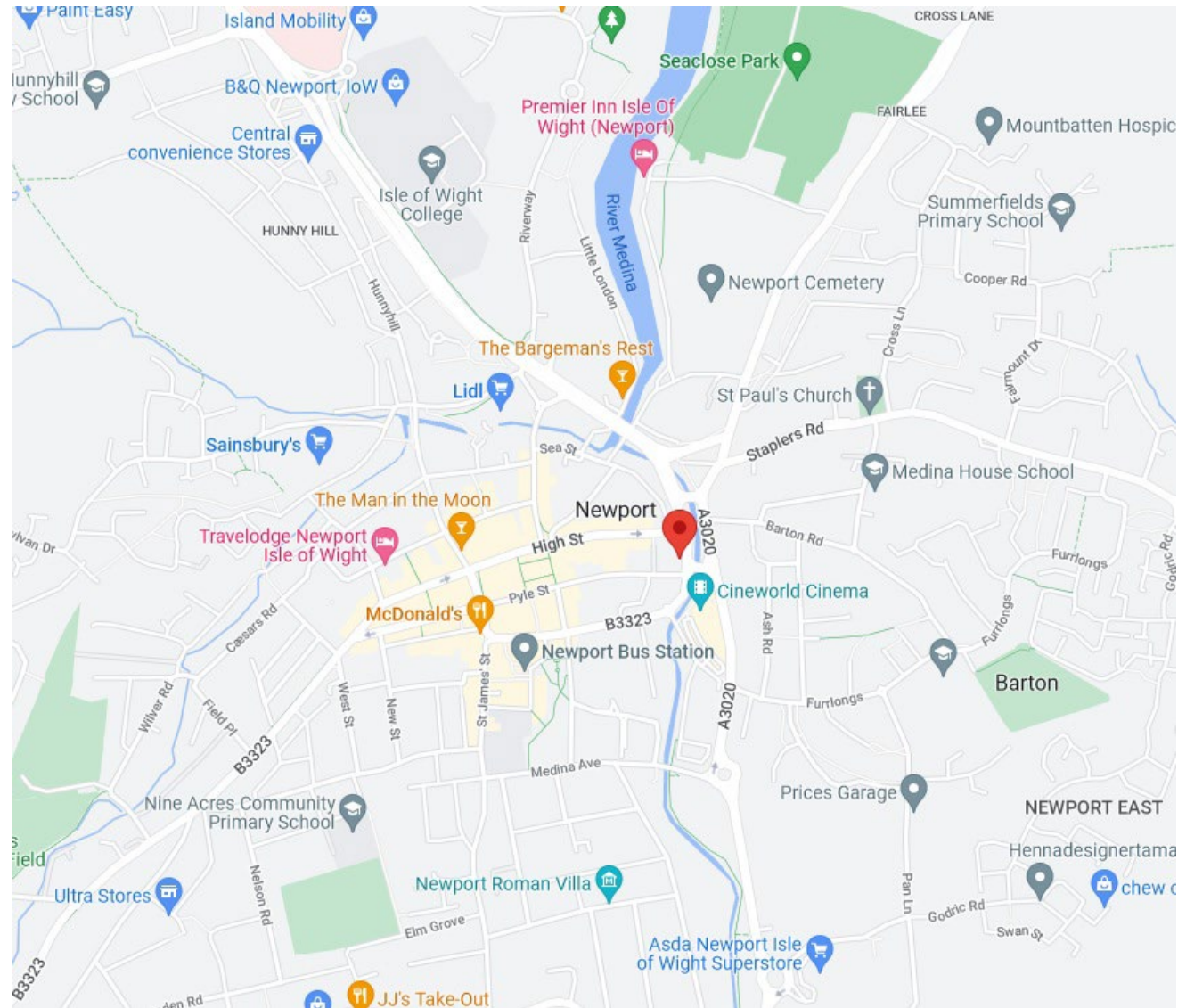
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Location:

Newport is the county town of the Isle of Wight, an island county off the south coast of England. It is in the civil parish of Newport and Carisbrooke. The property is located next to the high street with occupiers nearby including Burger King and Optician, amongst other retailers.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



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Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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