

SCOTCHER & CO
C O M M E R C I A L



COPPINS BRIDGE Leisure Park

— coming soon —
NEW LEISURE BRANDS

If your business wants to join the line up at Coppins Bridge contact
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UNITS 3/4A COPPINS BRIDGE RETAIL & LEISURE PARK | NEWPORT | ISLE OF WIGHT | PO30 2BX

LOCATION

Coppins Bridge Retail & Leisure Park is prominently situated immediately east of Newport Town Centre. Traders include Cineworld, The Gym, Burger King, Kentucky Fried Chicken and Pizza Hut.

The Park offers excellent seven-days-a-week trading and enjoys the benefit of ample customer parking.

The Isle of Wight has a resident population of nearly 140,000, boosted by up to 3,000,000 additional visitors annually with a heavy influx during the seasonal tourism periods.

DESCRIPTION

The accommodation is arranged on ground floor only and extends to circa 7,340ft² (681.2m²) gross internal area. It is arranged in mainly clear space to a developer's finish, ready for fit-out.

Some 7.65 metres of glazing is incorporated within the frontage, which, together with space for signage, is clearly visible from the customer car park.

TERMS

A rental in the order of £75,000 per annum + VAT is expected, subject to periodic rent reviews. The premises are to be let under a new commercial lease, on a full repairing and insuring basis. A site service charge applies.

RATEABLE VALUE

From April 2023 - £93,000.

UBR 2025/26 @ 55.5p in the £.

AGENT'S NOTES

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must satisfy themselves as to their accuracy prior to putting forward an offer on any given premises.

REFERENCE

U3-4aCoppinsBridge-Newport/2025

