

# SCOTCHER & CO

C O M M E R C I A L



26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

Telephone: (01983) 822288  
www.scotcherandco.co.uk

**AN UNUSUAL OPPORTUNITY TO PURCHASE THIS COMMERCIAL INVESTMENT IN THE HEART OF THIS EVER-POPULAR SMALL RESORT TOWN.**



**8-10 HIGH STREET  
VENTNOR  
ISLE OF WIGHT  
PO38 1RY**

Situated in the centre of Ventnor, with near neighbours to include Boots, Southern Cooperative and Hose Rhodes Dickson Estate Agents, this is a rare opportunity to purchase a commercial investment premises, and early interest is encouraged.

Ventnor itself is an ever-popular small resort town, situated towards the southern tip of the Island, enjoying because of its location a wonderful microclimate. Within the town boundaries are a number of facilities and a variety of independent and other commercial occupiers, including some well-respected eateries. The Esplanade and beach are also an excellent facility, enjoyed by locals and tourists alike.

The current tenants operate a retail outlet selling stationery, gifts and cards etc. coupled with a Bureau de Change and the Town Centre's main Post Office.

The property itself is situated at ground floor and basement levels, and is effectively mid-terraced and of conventional construction, with further details as briefly outlined overleaf.

**PRICE GUIDE - £180,000**  
**(Reflecting a 10% gross investment yield before costs.)**

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

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)  
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

<b>ACCOMMODATION</b>	Comprises two interlinked shops with feature character frontages, one being the ground floor of a larger property with residential units above and the other being single-storey, as demonstrated by the external photographs.  The tenants currently trade as a retail outlet selling gifts, cards and stationery etc., coupled with a Bureau de Change and the town's main Post Office.  Below the shop is a useful basement/lower ground floor area, in the most part converted as office and storage accommodation, with two further basic additional storerooms. Rear fire exit.
<b>RATEABLE VALUE</b>	From April 2023 - £15,000. UBR 2025/2026 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>EPC</b>	TBC – Being Commissioned.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. Interested parties should always check the availability and suitability of mains services to their own satisfaction.
<b>PRICE GUIDE</b>	£180,000 Long Ground Leasehold.
<b>TENURE</b>	This investment property will be sold on the basis of a new very long ground lease, with a nominal ground rent, with our client to retain the Freehold and ownership of the residential units above. The shops and basement are currently leased on the balance of a 15-year lease dated 29 <sup>th</sup> March 2019 between our clients and the two trading and occupying partners, at a current rental of £18,000 p.a.x. reflecting before costs a gross investment income of 10% yield. A copy of the lease is available for bona fide applicants or their professional advisors, subject to provision of a signed confidentiality agreement.
<b>POSSESSION</b>	Upon legal completion, and subject to the existing tenancy in situ.
<b>LEGAL COSTS</b>	Each party will bear their own legal and professional costs in this matter.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. However, interested parties should always verify the VAT status of any property to their own satisfaction.
<b>VIEWING</b>	If necessary, viewings will be <u>VERY STRICTLY</u> by prior appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	20062025/8-10HIGHST-VENTNOR/20-Jun-25

### **ADDITIONAL PHOTOGRAPHS**

Larger copies of all photos are available upon request.

