

SCOTCHER & CO

C O M M E R C I A L

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AN UNUSUAL OPPORTUNITY TO PURCHASE THIS FREEHOLD PREMISES AND BUSINESS, WITH DEVELOPMENT POTENTIAL TO PROVIDE A SINGLE-BEDROOM FLAT ABOVE.



**“THE CABIN”
AVENUE ROAD
FRESHWATER
ISLE OF WIGHT
PO40 9UT**

Situated in the heart of Freshwater, which in itself is the main West Wight town and has within its boundaries a wide variety of local facilities, including the Brookside Health Centre, West Wight Sports & Community Centre with its excellent facilities, a local library, various schools, a Sainsbury's Local and Tesco Express supermarket.

The West Wight is noted for its fine beaches, country walks and scenery, and Freshwater as a result enjoys a good year-round local trade, supplemented considerably during the tourism season by visitors to the Island.

“The Cabin” has traded for many years in this location, amongst a wide variety of other independent businesses, and it offers with it an unusual opportunity of an additional planning consent for conversion of the first floor into a compact residential unit. The accommodation and other details are as briefly outlined overleaf.

PRICE GUIDE - £77,500 FREEHOLD + Stock At Valuation

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

THE PREMISES	Semi-detached and currently provides for a single-storey unit measuring some 20'3 x 19' overall, equating to about 385ft ² (35.8m ²), currently fitted for purpose with serving counter, display units and other fittings, and benefiting from a direct frontage and entry from Avenue Road. Lobby with adjoining single WC facility with wash hand basin.
THE BUSINESS	<p>"The Cabin" has operated in a similar format for many years, in the sale of newspapers, magazines, tobacco, confectionary, souvenirs and gifts, on a profitable basis, and is offered for sale fully equipped as a going concern.</p> <p>An inventory of fixtures, fittings and equipment will be provided on the occasion of a sale. Profit and loss accounts are available to bona fide applicants and/or their professional advisors, subject to signature of a confidentiality agreement.</p>
PLANNING	<p>The premises benefit from a current planning consent, granted on 18th March 2024, for conversion of the first floor to a compact residential unit. LPA Reference No. 24/00114/FUL.</p> <p>A copy of the planning consent and associated plans are available either via the IW Planning Unit or via request to the agents. Interested applicants should make any further planning enquiries of the IW Planning Unit on 01983 823552.</p>
SERVICES	Water, electricity and drainage are all connected; however, interested applicants should always check the availability and suitability of any mains services to their own satisfaction.
EPC	'C' – Certificate Available.
RATEABLE VALUES	<p>From April 2023 – £5,700. UBR 2025/26 @ 49.9p in the £. Providing the occupier also qualifies, the premises will qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
TENURE	Understood to be Freehold.
POSSESSION	Upon legal completion.
PRICE GUIDE	£77,500 Freehold + SAV.
LEGAL COSTS	Each party will bear their own legal and professional costs in respect of a sale.
VAT	We are not aware of any VAT liability in respect of this property. However, interested parties should always check VAT status to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	09062025/TheCabin-Freshwater/9-Jun-25