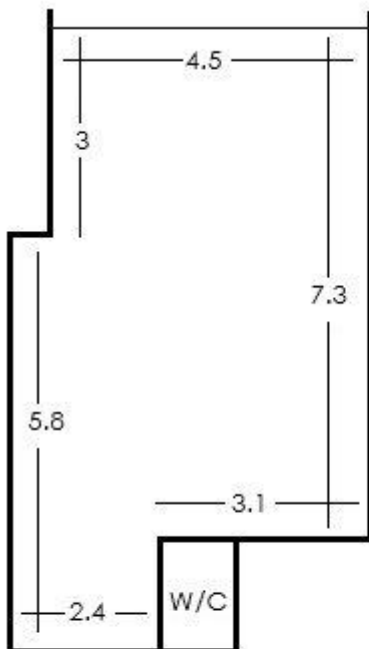


Well-presented lock-up shop in Ventnor



- Located in the heart of Ventnor adjacent to Earl Mountbatten Hospice shop
- Unit runs to a total of 44.8m² (482ft²)
- Well-presented shop unit having had a total re-fit in recent times
- Offered by way of a new lease at £7,900 per annum plus service charge



13 pier St Ventnor
Schematic sketch plan for illustration only and not to scale.

All measurements are approximate and are in metres

LOCATION

Located in the heart of Ventnor in the ever-popular Pier Street, adjacent to the Earl Mountbatten Hospice shop supported by many specialist retailers and eateries such as Ventnor Savers, Hursts and Masala Bay Indian Restaurant. This area is one of the highest footfalls of Ventnor with passing trade, mainly generated by the Co-op. The unit also benefits from adjacent free short-stay on-street parking. Ventnor benefits from being on the south facing slope of St Boniface Down and is almost totally sheltered from the north. The town has seen considerable recent investment in particular with a Tesco Express opening in the High Street and the creation of a small harbour on the picturesque Esplanade. The immediate population of around 6,000 residents is substantially boosted by the many visitors and locals alike wishing to enjoy the arts and fine dining culture which the town has become renowned for.

DESCRIPTION

Attractive, well-presented shop benefitting from a total re-fit in recent times running to approximately 44.8m² (482ft²). Shop benefits from a 4.5m (14.6ft) frontage to Pier Street. Please see floor plan overleaf for further details.

TERMS

Offered by way of a new internal repairing lease of **£7,900** per annum plus annual service charge of 10% of the rent to contribute towards insurance and maintenance. A deposit will be required.

UNIFORM BUSINESS RATE

Rateable Value: £6,100

2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434. E: gchambers@gullyhoward.com or dlucy@gullyhoward.com

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