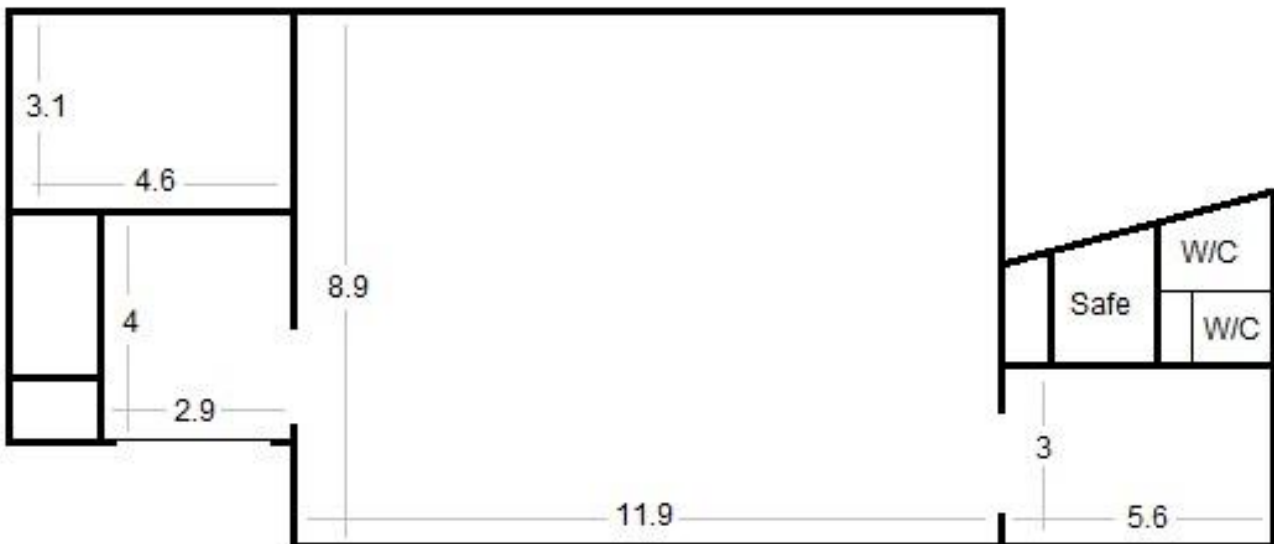


FORMER POST OFFICE UNIT TO RENT, SANDOWN



- Highly visible former Ground Floor Post Office unit with on-street parking to the front
- Unit runs to a total of 153m² (1,646 ft²) including staff facilities
- Substantial unit, which may lend itself to storage use subject to necessary consents
- Available by way of a New Lease at £8,750 per annum. **Maximum lease length available: to February 2027**



Forma Post Office Beachfield Rd
Sandown IOW
Schematic sketch plan for
illustration only and not to scale.

All measurements are approximate
and are in metres

LOCATION

Located in Beachfield Road, an extension of Sandown High Street, leading up to The Broadway. The position of the former Post Office is highly visible with on-street parking immediately to the front of the premises. Whilst outside the main retail strip, due to its size, visibility and prominence from the road it may lend itself to many different uses. Please Note, the Sorting Office to the rear is still open to the public, thus generating a good footfall to the property. Sandown forms part of the Sandown Shanklin Lake conurbation wrapping around Sandown Bay, with its sandy beaches and leisure offer attracting high numbers of visitors, boosting the local population of around 19,500.

DESCRIPTION

Former Post Office unit running to approximately 153m² (1,646 ft²) overall. The main shop public area runs to approximately 111m² (1,200 ft²), which could be used for storage use subject to any relevant consents. Please see floor plan overleaf for further detail. The heating is provided by radiators from the boiler in the delivery office, which means it will be on when the delivery office operates between 5am and 2pm, so the heating may need to be substituted by electricity in the afternoon.

TERMS

Offered by way of a New Lease at **£8,750** per annum. All terms by negotiation and incentives may be offered, subject to terms. **Please note that the longest term that can be guaranteed is to February 2027.**

UNIFORM BUSINESS RATE

Rateable Value: £9,400

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 301434.

E: gchambers@gullyhoward.com or dlucy@gullyhoward.com



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