

SCOTCHER & CO

C O M M E R C I A L

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A SPACIOUS GROUND FLOOR LOCK-UP SHOP, AVAILABLE NOW ON A NEW LEASE AND SUITABLE FOR A VARIETY OF OCCUPIERS (SUBJECT TO ANY NECESSARY CONSENTS).



**1 YORK ROAD
SANDOWN
ISLE OF WIGHT
PO36 8ET**

Situated just off, but very visible from, the main High Street of Sandown, which in turn is a popular resort town overlooking Sandown Bay in the south-east of the Island. The town enjoys a good year-round trade, with a considerable seasonal boost from tourism.

Sandown boasts a wide variety of facilities within its boundaries, including the exceptional beach and Esplanade, along with other tourist attractions and a range of commercial occupiers.

The property forms the ground floor of a larger premises of traditional construction, and is available now on a new lease, with further details as briefly outlined overleaf.

RENTAL GUIDE - £7,600 P.A.X.
(£1,900 per quarter)

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

ACCOMMODATION	<p>Comprising the main shop, averaging about 20' deep x 40'7" wide, of irregular shape and therefore providing around 800ft² (75.43m²), net sales. The shop enjoys a wide and prominent display frontage, very visible from the main one-way High Street, with nearby on-street car parking. Single WC facility.</p> <p>To the rear of the shop is an entrance lobby, shared as access with the flat above, leading through to a small storeroom.</p>
RATEABLE VALUE	<p>From April 2026 - £7,700. UBR 2026/2027 @ 43.2p in the £.</p> <p>Providing the occupier also qualifies, the premises will qualify for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of main services to their own satisfaction.</p>
EPC	<p>'D' – Certificate Available.</p>
TENURE	<p>By way of a new commercial lease, with terms by negotiation and effectively on a full repairing and insuring basis. The Landlord will insure the building with the tenant to pay their share of the premium.</p> <p>Otherwise, the lease will include three-yearly upward-only rent reviews, and the Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II.</p>
POSSESSION	<p>We understand that the current tenant will be retiring at the end of the summer. Therefore, subject to this and to surrender of the existing lease arrangements and completion of legal documentation, possession of the property will thereafter be available.</p>
RENTAL GUIDE	<p>£7,600 p.a.x. (£1,900 per quarter)</p>
LEGAL COSTS	<p>The ingoing tenant will be expected to contribute towards the Landlord's reasonable costs in this matter.</p>
VAT	<p>We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>08072026/1YORKROAD-SANDOWN/8-Jul-26</p>