



EARLY INSPECTION IS STRONGLY ADVISED OF THIS RECENTLY EXTENSIVELY REFURBISHED LOCK-UP COMMERCIAL UNIT, AVAILABLE FOR A VARIETY OF IN-TOWN USES - FOR SALE OR POSSIBLY TO LEASE.



**30 AVENUE RD
FRESHWATER
ISLE OF WIGHT
PO40 9UU**

Situated in a prominent central location, amongst a variety of independent traders, and suitable for a wide spectrum of in-town occupiers (subject to any necessary consents).

Freshwater itself is the main West Wight Town, and it has within its boundaries a wide variety of facilities, including the well-equipped health and leisure centre with its fitness facilities and indoor heated pool, plus the local library, Sainsbury's Local, Southern Cooperative, Brookside Health Centre, Freshwater Coffee House, and nearby is also a Tesco supermarket. The West Wight is also noted for its exceptionally beautiful countryside and beaches, which are ever-popular with locals and visitors alike.

A couple of miles to the east is the historic harbour town of Yarmouth, popular with sailors and tourists alike, and home to the Wightlink vehicle and passenger service to Lymington.

The accommodation, which is of traditional construction, has been extensively modernised and improved internally, to be offered in accordance with the details as briefly outlined overleaf.

**PRICE GUIDE - £75,000 FREEHOLD
RENTAL GUIDE - £8,000 P.A.X.**

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

THE SHOP	<p>Approximately 20'3" x 12'3", to offer some 250ft² (23.23m²) net sales, with a recessed entry door and good display window.</p> <p>A small step up leads to a wide corridor, off of which are three potential treatment rooms or offices, effectively measuring 9' x 7'7", 7'4" x 5'3" and 9'7" x 7'5" maximum, being L-shaped. The total floor area of the ancillary rooms is approximately 200ft² (18.2m²) net internal area. The access corridor also features a small modern WC facility with adjoining wash basin.</p>
EXTERNAL	A small storage facility (not inspected).
SERVICES	Water, electricity and drainage are all connected. As part of the extensive fit-out and refurbishment, we understand that all lighting is LED. However, interested parties should check the availability and suitability of main services to their own satisfaction.
RATEABLE VALUE	<p>From April 2026 - £3,650 UBR 2026/27 @ 38.2p in the £. Providing the tenant also qualifies, the unit qualifies for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
EPCS	'D' – Certificate Available.
TENURE	<p>We are advised that the property is Freehold.</p> <p>In the event of a lease being granted, this will be effectively on a full repairing and insuring basis, with if appropriate three-yearly upward-only rent reviews. The Landlord will insure the building with the tenant to pay their share of the premium, and the tenant will be responsible for their own contents and Public Liability insurance, to include the glazing, as is standard. The Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II.</p>
PLANNING	We understand that the existing use falls under the new Class E planning use. Interested parties should make any necessary enquiries for alternative uses of the local Planning Unit on 01983 823552.
POSSESSION	Upon legal completion.
PRICE GUIDE	£75,000 Freehold.
RENTAL GUIDE	£8,000 p.a.x.
LEGAL COSTS	In the event of a sale, each party will bear their own legal and professional costs. However, in the event of a lease the tenant will be expected to contribute towards the Landlord's reasonable legal costs in this matter, whether or not they (the tenant) proceed to completion.
VAT	We are advised that VAT does not apply.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	18052026/30AvenueRd-Freshwater/18-May-26