

# SCOTCHER & CO

C O M M E R C I A L

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**EARLY INTEREST IS ENCOURAGED IN THIS FREEHOLD COMMERCIAL PREMISES OVER GROUND AND FIRST FLOOR, IN A PROMINENT TRADING LOCATION AND SUITABLE FOR A VARIETY OF OCCUPIERS.**



**“FORMER DENTAL PRACTICE”  
AVENUE ROAD  
FRESHWATER  
ISLE OF WIGHT  
PO40 9UT**

Situated overlooking the main thoroughfare through Freshwater, which in itself is the main West Wight town and enjoys within its boundaries a wide variety of facilities, including the West Wight Community Sports Centre with its heated pool, Brookside Medical Centre, Freshwater Library, a Sainsbury's Local, a large Tesco Express, and a number of independent and national traders and hospitality establishments.

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 premises could suit a wide variety of occupiers, sitting amongst a mix of local traders, and the property is semi-detached and of traditional construction over two floors, with further details as briefly outlined overleaf.

## PRICE GUIDE - £185,000 FREEHOLD

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

## ACCOMMODATION

Ground Floor: Measuring some 32'5" wide internally x an overall depth of approximately 25'9", currently subdivided into an attractive former reception area and three former treatment rooms. Internal store cupboard and DDA-compliant WC facility.

The treatment rooms in the most part retain certain internal fixtures and fittings from their previous use. A rear staircase leads up to the first floor.

First Floor: Perhaps ideal for a form of living accommodation (subject to any necessary consents), currently to incorporate a potential sitting room of 12'6" x 7'3" with cupboard housing hot tank. A step up to an adjacent kitchenette of 11' x 5'1", with cupboards, drawers, wall cupboards, worktops and a stainless steel sink unit. Main internal room of some 13' deep x 12'3" max. with extensive under-eaves storage, communicating to a second loft room of some 14' x 8'7" to eaves. Bathroom with paneled bath, pedestal wash basin and close-coupled WC. Small 'under-eaves' room of 8'6" x 5' with fitted basin. Extensive under-eaves storage.

## AGENT'S NOTES

The premises have for many years been used as a dental surgery, but could suit a wide variety of other commercial uses under the new Class E Planning provisions.

The current configuration allows for access to the first floor from the back of the shop; however, we believe that it could be possible, subject to any necessary consents and regulations, to turn the staircase and utilise an existing potential side door to make the upper floors self-contained. We are advised that the premises retain pedestrian access through the former side doorway if required.

Conversion to a self-contained unit may require certain planning consents and Building Regulations to be complied with, and interested applicants should make any necessary enquiries of the local IW Planning Unit on 01983 823552.

## SERVICES

Water, electricity and drainage are all understood to be connected; interested applicants should always check the availability and suitability of mains services to their own satisfaction.

## EPC

'C' – Certificate Available.

## RATEABLE VALUES

From April 2023 – £11,500.  
UBR 2025/26 @ 49.9p in the £.

Providing a commercial occupier also qualifies, the premises will qualify for complete small business rates relief. Applicants may wish to check and verify this information with the Rating Office on 01983 823920.

**TENURE** Advised Freehold.

**POSSESSION** Upon legal completion.

**PRICE GUIDE** £185,000 Freehold.

**LEGAL COSTS** Each party is to bear their own legal and professional costs in this matter.

**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** VERY STRICTLY by appointment and WITH DISCRETION via the agents, through whom all discussions and negotiations must be conducted.

**REFERENCE** 30062025/FormerDentalPractice-Freshwater/15-Jul-25

**ADDITIONAL PHOTOGRAPHS**

Larger copies and further photographs can be supplied upon request.

