



AVAILABLE NOW ON A NEW LEASE IS THIS ATTRACTIVE RETAIL PREMISES WITH FIRST FLOOR ACCOMMODATION TO SUIT WORKSHOP/OFFICE USE ABOVE – SUITABLE FOR A VARIETY OF OCCUPIERS, SUBJECT TO ANY NECESSARY CONSENTS.



**152 HIGH STREET
RYDE
ISLE OF WIGHT
PO33 2HT**

The premises are well-placed just a few steps to the south of the main pedestrianised precinct within this popular Town Centre. Ryde is the second major commercial hub on the Island, and boasts the largest residential catchment area of any town on the Isle of Wight.

As such, it is a very popular town and is constantly busy, with an excellent mix of food and retail outlets, plus a wide variety of additional facilities within its boundaries, including the regular and quick passenger ferry crossings to Portsmouth and Southsea from Ryde Pier Head and the Esplanade respectively.

The premises would suit a variety of occupiers, subject to any necessary consents, and should be viewed to be fully appreciated. The overall property is mid-terrace and of conventional construction, with accommodation and other details as briefly outlined overleaf.

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

GROUND FLOOR	With an internal frontage of 15'3" (4.65m) by an overall depth of some 31' (9.45m), thereby providing a net sales area of about 470ft² (43.8m²) and enjoying a good display frontage to this part of the High Street, with a recessed entry door, modern suspended ceiling with flush lighting units. The shop is backed by a useful stock room of about 88ft² (8.18m²), leading in turn to the rear kitchen/staff facility with stainless steel sink unit and adjoining worktop etc. Separate WC. There are some current internal sub-divisions which can be removed if needed. A door from the stock room leads to a covered small yard/passageway, incorporating a metal staircase to the first floor accommodation and also giving rear pedestrian access via the courtyard of the adjacent property from Newport Street. N/B: Scotcher & Co have not checked the serviceability of existing fixtures and fittings, as this is the responsibility of the incoming tenant.
FIRST FLOOR	Currently comprising two former offices, with kitchenette, lobby, rear former bathroom/WC and suitable again as offices if required but more recently used as workshop and storage space. Please note that residential use of the first floor will <u>not</u> be permitted.
AGENT'S NOTES	Please note that the property, whilst not Listed, is within a conservation area. The most recent use was as a Tanning Salon with the first floor as storage, but generally most Town Centre uses are now covered by 'Class E'. Interested applicants should always make any appropriate enquiries regarding planning via the IW Planning Unit on 01983 823552.
SERVICES	Water, electricity and drainage are all understood to be connected. Interested applicants are always advised to check the availability and suitability of all mains services to their own satisfaction.
EPC	'D' – Certificate Available.
RATEABLE VALUES	From April 2026 - £7,600 / UBR 2025/26 @ 49.9p in the £. Providing the occupier qualifies, the premises qualify for complete small business rates relief. Applicants should verify this with the Rating Office on 01983 823920.
TENURE	By way of a new commercial lease, with terms by negotiation. Otherwise, on a full repairing and insuring basis in that the premises is to be returned in no different condition than at the outset. The lease will be subject, if applicable, to three-yearly, upward-only rent reviews. The Landlord will insure the building, with the tenant to pay their share of the premium, and the lease may be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II.
RENTAL GUIDE	£8,000 p.a.x. for the whole.
POSSESSION	Upon legal completion.
LEGAL COSTS	The incoming tenant will be expected to bear the Landlord's reasonable legal costs in respect of this matter, whether or not it proceeds.
SECURITY	A security deposit will be required against default, damage and/or reinstatement, to be held for the term of the lease.
VAT	We are not aware of any VAT liability in respect of this property. Interested applicants should always check VAT status to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by prior appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	20032026/152HighSt-Ryde/13-Aug-26