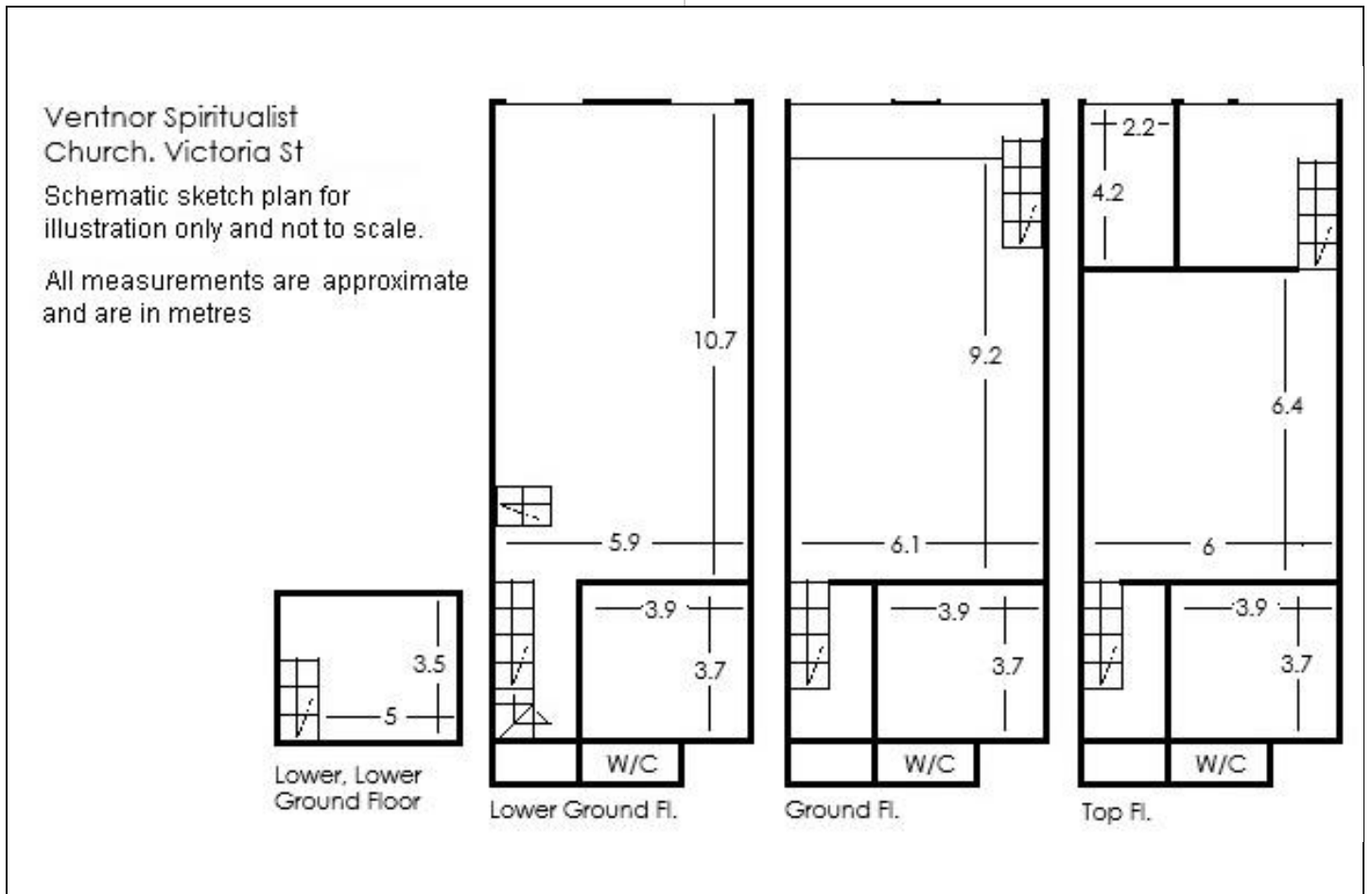


# SUBSTANTIAL BUILDING OFFERING DEVELOPMENT POTENTIAL



- Substantial building arranged over 4 floors in central Ventnor
- Offers potential a variety of uses subject to planning, such as conversion to residential, office space or community use etc.
- Building running approx. 247m<sup>2</sup> (2658ft<sup>2</sup>) GIA arranged over 4 floors
- Offers invited in the region of **£275,000** for the freehold interest



## LOCATION

Located in Victoria Street, close to the centre of Ventnor and within walking distance of various car parks. Ventnor benefits from being on the south facing slope of St Boniface Down and is almost totally sheltered from the north. The town has seen considerable recent investment, with a Tesco Express opening in the High Street and the creation of a small harbour on the picturesque Esplanade. The immediate population of around 6,000 residents is substantially boosted by the many visitors and locals alike wishing to enjoy the arts and fine dining culture which the town has become renowned for.

## DESCRIPTION

Substantial building benefitting from fully glazed front elevation arranged over 4 floors. The lower, lower ground floor, lower ground floor and ground floor can all be separately accessed from the outside of the building, with the top floor being accessed via a staircase from the first floor. The gross internal area of the building is approx. 247m<sup>2</sup> (2658ft<sup>2</sup>) with a net internal area of the lower ground floor, ground floor and first floor being approx. 64m<sup>2</sup> (688ft<sup>2</sup>) per floor with the lower, lower ground floor running to approx. 15m<sup>2</sup> (161ft<sup>2</sup>). The building has been used for many years as a Spiritualist Church but could lend itself to various uses subject to planning, such as redevelopment to residential or various other commercial uses. Please see floor plan overleaf for further details.

## TERMS

Offers in the region of **£275,000** for the freehold interest of the building

## UNIFORM BUSINESS RATE

Rateable Value: TBC

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 301 434.

E: [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@gullyhoward.com)

**UNDER NO CIRCUMSTANCES SHOULD ANY DIRECT APPROACH BE MADE TO THE PREMISES AS THEY WILL BE UNABLE TO ASSIST WITH ANY ENQUIRIES**

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

