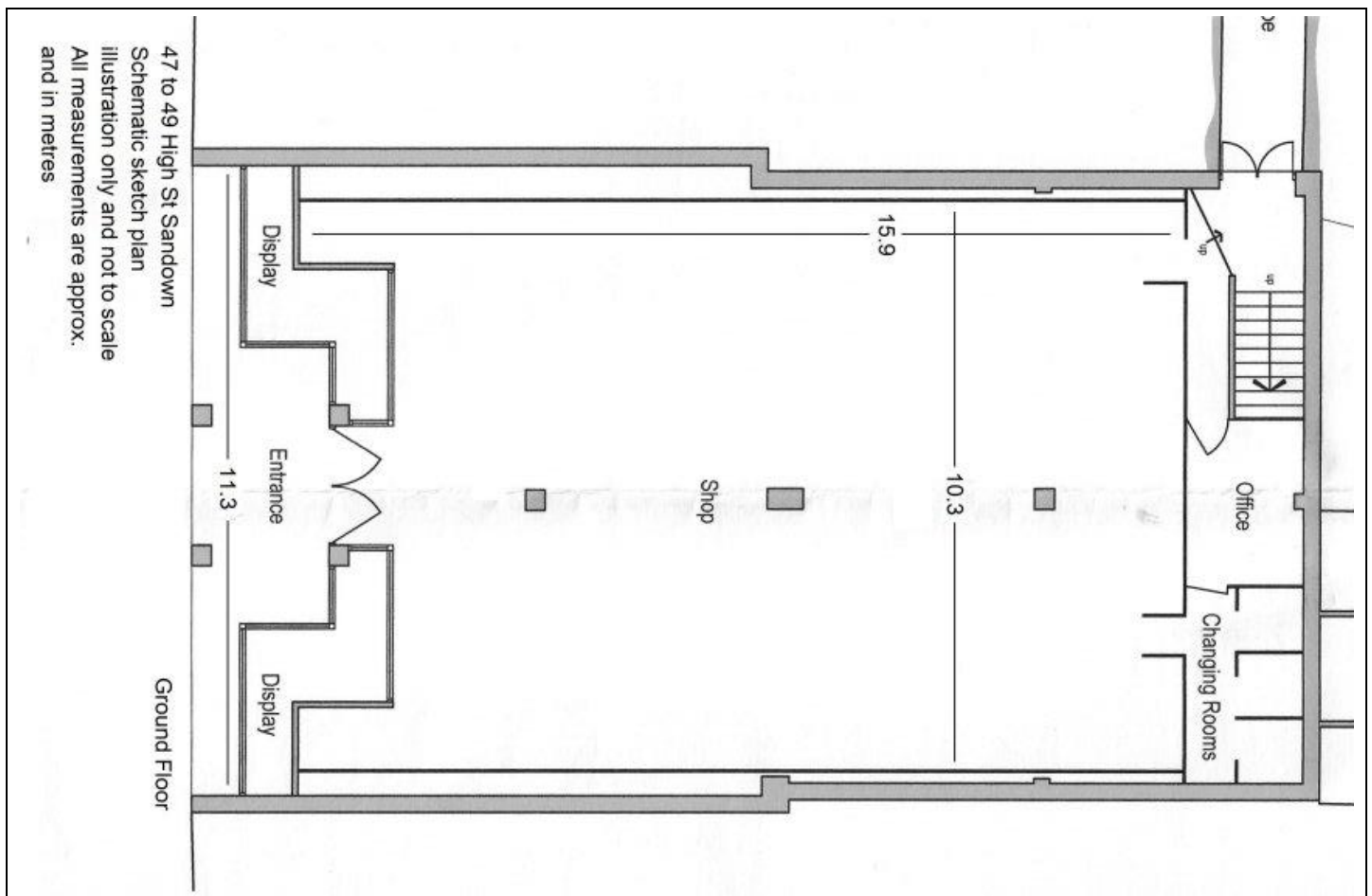


SUBSTANTIAL RETAIL UNIT, SANDOWN HIGH STREET



- Substantial glazed double fronted unit in the centre of Sandown High St
- Premises currently runs to approximately 205m² (2,206ft²) incl. kitchen and staff facilities. There is further 1st floor storage, available by sep. neg
- The unit would suit a variety of uses from retail to food use subject to relevant consent (if necessary)
- Available by way of a new lease at **£25,000** per annum



LOCATION

Well located in the centre of Sandown's busy High Street, supported by many specialist retailers, Ladbrokes, and various eateries making this area of Sandown High Street one of the highest footfall areas in the town. Sandown forms part of the Sandown-Shanklin-Lake conurbation which wrap around Sandown Bay with the sandy beaches and leisure offer of the area, ensuring high numbers of visitors and tourists, boosting the local population of around 19,500. Sandown's seafront is a magnet to tourists and locals alike, flocking to the area to enjoy the many facilities and amenities on offer. Besides its famous sandy beaches Sandown is home to The Isle of Wight Zoo, Dinosaur Isle, Sandham Gardens Activity Park plus Sandown Pier with its many rides and attractions.

DESCRIPTION

Unit benefitting from an extensive glazed double frontage to the High Street of approximately 11.3m (37ft). The ground floor premises runs to approximate 205m² (2,206ft²) including kitchen and staff facilities. If required there is a first floor storage area which runs to approximately 64m² (688ft²) available on request. The premises is currently used as retail, but could suit a wide variety of uses subject to relevant planning consent. It should be borne in mind that the new Use Class E is much broader than the previous planning restrictions. Please see the floorplan overleaf for further detail

TERMS

Available by way of a new lease at **£25,000** per annum. The intending tenant will be asked to contribute to the landlord's reasonable legal costs. All other terms by negotiation.

UNIFORM BUSINESS RATE

Rateable Value: £16,250

2023/2024: £0.512p 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 Morgan Williams on 01983 301434. E: gchambers@gullyhoward.com or mwilliams@gullyhoward.com.

Under no circumstances should ANY approach be made to staff or personnel within the property as they will be UNABLE to assist you



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.

