



**OF PARTICULAR INTEREST TO DEVELOPERS, INVESTORS OR OWNER-OCCUPIERS  
IS THIS VALUABLE SITE WITH A VARIETY OF BUILDINGS, SUITABLE FOR A RANGE  
OF OCCUPIERS AND AVAILABLE NOW TO PURCHASE.**



**6-8 GEORGE STREET  
RYDE  
ISLE OF WIGHT  
PO33 2EB**

Occupying a prominent location just a few steps from the Esplanade and within easy reach of Ryde Town Centre, and particularly Union Street, the site and buildings could suit a wide variety of occupiers and usages, including potential redevelopment, subject to any necessary consents.

Ryde itself is well-known as a commercial centre on the Island, with a varied retail and hospitality offering both across the Esplanade itself but also in the nearby Union Street, and the Town Centre and High Street also offer a wealth of commercial occupiers. Ryde also boasts the largest residential catchment area of any town on the Island and is therefore busy year-round, with a significant seasonal boost from tourists.

The Esplanade is home to the new Ryde Transport Interchange and Station, with a railway serving the Eastern Wight through to Shanklin, and also the regular and quick passenger ferry crossings to Portsmouth and Southsea from the Pier Head and Esplanade respectively. The associated beaches and leisure facilities are popular with locals and holiday-makers alike.

The subject premises have been used in the past for vehicle sales and hire and workshops, and also for parking. On-site, the buildings are of various traditional and other construction, with further details as briefly outlined overleaf.

## **PRICE GUIDE – £290,000 (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

<b>LOCATION</b>	Very convenient for a wide variety of facilities in the area, making the subject site suitable for a range of uses.
<b>ACCOMMODATION</b>	<p>The site layout is shown on the attached identification plan, and comprises an open yard of mixed surfacing, around which there are a number of buildings, as follows:</p> <p><u>Former 'Showroom'</u>: 44'6" x 18'3", to provide some 820ft<sup>2</sup> (76.1m<sup>2</sup>) gross internal area. This premises has a frontage to George Street, and rear access doors, and an adjoining small building housing two WC facilities and a kitchenette.</p> <p><u>Former 'Mews Cottage'</u>: Also fronting George Street, with a ground floor measuring some 15'6" maximum x 16'7", to provide about 255ft<sup>2</sup> (23.8m<sup>2</sup>), currently subdivided by a partition wall. 'Mews Cottage' also includes a first floor of the same dimensions of the ground floor, but please note that this part of the building has not been inspected by the agent.</p> <p><u>Three Former Workshops/Stores</u>: To the rear of the site, and all of which are linked by a wide passageway of some 15' x 5'5". Workshop 1 (RHS) is approximately 15'8" x 16'8", Workshop 2 (Middle) is of some 31'5" x 22' average and of irregular shape, and Workshop 3 (LHS) is some 23'2" x 14'. Overall, these units provide in the order of 1,565ft<sup>2</sup> (126.8m<sup>2</sup>) gross internal area.</p> <p><u>Terrace of Five Lock-Up Garages</u>: Above the site and fronting Castle Street, and not inspected by the agent.</p>
<b>EXTERNAL</b>	A valuable yard/courtyard area, as identified on the attached plan.
<b>RATEABLE VALUE</b>	From April 2026 - £6,300. UBR 2026/27 @ 43.2p in the £.
<b>PLANNING/USE</b>	Interested applicants are advised to make any necessary planning enquiries of the local IW Planning Unit on 01983 823552.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected, and we believe that gas may also be available nearby, if required. However, interested applicants should always check the availability and suitability of all mains services to their own satisfaction.
<b>EPC</b>	TBC – Being Commissioned.
<b>TENURE</b>	Understood to be Freehold.
<b>POSSESSION</b>	<p>Upon legal completion.</p> <p>The site is currently leased on an arrangement whereby each party to the lease can provide appropriate notice, at a passing rent of £4,750 per quarter. The site is used by the current incumbent as storage, parking and workshop facilities.</p> <p>A copy of the lease agreement should be available shortly to interested parties or their professional advisors, subject to signature of a confidentiality agreement.</p>
<b>PRICE GUIDE</b>	£290,000.
<b>LEGAL COSTS</b>	Each party is to bear their own legal and professional costs in respect of this transaction.

**VAT** We are not aware of any VAT liability in respect of the subject property. However, interested applicants are always advised to check the VAT status of any property 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** 03062026/6-8GEORGEST-RYDE/4-Jun-26

**SITE PLAN**

Not to scale and for identification purposes only. A larger copy is available electronically upon request.

