

COPPINS BRIDGE

UNIT 3 & 4A, COPPINS BRIDGE RETAIL & LEISURE PARK, NEWPORT, ISLE OF WIGHT, PO30 2TA

TO LET - ISLE OF WIGHT COMMERCIAL UNIT (7,345 SQFT)



**COPPINS
BRIDGE**
Leisure Park

.....
.....
- coming soon -

NEW
LEISURE
BRANDS

.....
.....
If your business
wants to join the line up
at Coppins Bridge contact

Harper Dennis Hobbs

0207 462 8711
peterschaverien@hdh.co.uk
.....
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HIGHLIGHTS INCLUDE:

- Commercial unit located in major retail and leisure park in Newport
- Food retail is permitted
- Arranged over ground floor with an Overall Gross Internal Area (GIA) 7,345 sqft (682 sqm)
- Guide rent £75,000 per annum exclusive of VAT (£10.21 per sqft)
- New lease available on terms to be agreed

LOCATION

Coppins Bridge Retail & Leisure Park is located to the east of Newport town centre and is visible to traffic at the gyratory junction of the A3020 St Georges Way with the A3054 Fairlee Road.

Unit 3&4a is located near to well known occupiers including Pizza Hut, Burger King, Kutchenhaus, KFC and The Gym Group and adjacent is the entrance to the 36,473 sqft/11 screen Cineworld complex, which occupies entirety of the first floor. Located close by to the west are several major retailers including Morrisons, Matalan and M&S.

The property benefits from access to approximately 305 car parking spaces (95 spaces are free for limited hours).

ABOUT THE ISLAND

The Isle of Wight is located off the south coast of England and is connected to the mainland via passenger and vehicle ferry and hovercraft services from Portsmouth, Southampton and Lymington.

Newport is the county town of the Isle of Wight and is located in the centre of the island, at the head of the River Medina which leads north to Cowes. It is well connected to the rest of the island by the A3020 and the A3054 arterial routes, which run north & south and east & west respectively from it.

Newport is the key centre for the island for administration and business and is where the overriding majority of national multiple retail, leisure and food & beverage operators are located.



DESCRIPTION

A ground floor commercial unit arranged over the ground floor only with an approximate Gross Internal Area of 7,345 sqft. The unit is broadly open plan ready for operator fit-out (occupier to assess subject to inspection). The unit benefits from over 7.5m of glazed frontage. See plan below "Vacant". Floor plans are not to scale.

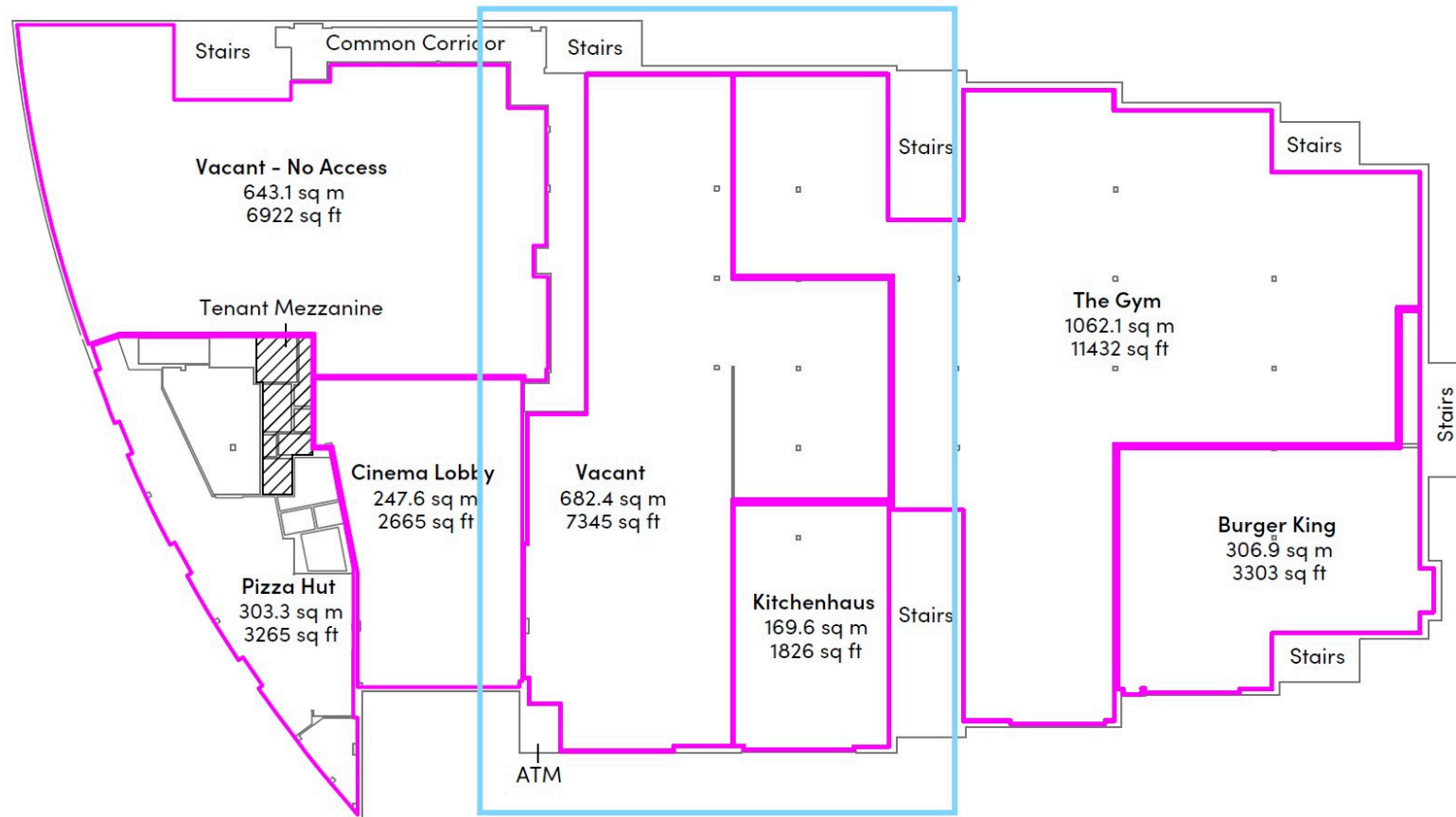
Floor	Sqft	Sqm
Ground - Commercial	7,345	682
Total	7,345	682

TERMS

Leasehold. Our client is seeking to let the property on new terms to be agreed with a guide rent of £75,000 per annum exclusive of service charge, business rates and insurance.

RATEABLE VALUE

The property is entered on the 2026 Rating List with a Rateable Value (RV) of £96,500. Please note these are not the rates payable. Interested parties should check with the Valuation Office Agency on all ratings matters, including whether any relief is available.



PLANNING

We understand the unit benefits from Commercial Use Class E (suitable uses may therefore include leisure, hospitality, retail warehouse, leisure, et al) under The Town and Country Planning (Use Classes) Order 1987 (as amended). RETAIL OF FOOD IS PERMITTED. We recommend interested parties satisfy themselves on permitted use against any proposed use. Existing users are protected which means that other businesses are not permitted to operate with food which leads with the following; pizza, burger.

SERVICES

We understand mains electricity and water are connected.

EPC

Energy Performance Certificate rating C-55.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers and tenants. Prospective parties may need to provide proof of identity and residence.



VIEWINGS

The property is closed to trade. Formal viewings can be arranged strictly by appointment via Savills.

CONTACT

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