

# SCOTCHER & CO

C O M M E R C I A L

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**A RARE OPPORTUNITY TO ACQUIRE A LEASEHOLD INTEREST IN THIS EXCEPTIONALLY WELL-EQUIPPED AND DECORATED CHINESE RESTAURANT, AVAILABLE EFFECTIVELY AS A GOING CONCERN.**



**ROYAL CHINA  
16 HIGH STREET  
SANDOWN  
ISLE OF WIGHT | PO36 8DU**

Situated in a prominent and prime location within the High Street of Sandown, which in itself is a popular resort town, the business enjoys a good year-round trade, supplemented considerably during the seasonal months. Sandown itself is noted for its tourism facilities, including the ever-popular and exceptional beach and Esplanade.

The property itself forms the ground floor and lower ground floor of a large older-style mid-terrace property of traditional construction, with further details including business information as outlined overleaf.

**RENTAL GUIDE - £20,000 P.A.X.  
INGOING PREMIUM - £85,000**

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

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)  
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

<b>THE RESTAURANT</b>	All at ground floor and providing exceptionally spacious accommodation, with an internal frontage of some 22' and an overall depth of about 62'7". The restaurant incorporates a purpose-designed and built bar servery with attractive tiled canopy over, plus a DDA WC facility, and is fully equipped for purpose to include full décor. Staircases lead down to...
<b>LOWER GROUND FLOOR</b>	A kitchen measuring some 25'4" x 18', plus further customer WCs, and extensive storage facilities including the beer cellar. A rear exit facility and staircase lead down to Guadalupe Terrace, where our clients also own a single garage, which may be available by separate negotiation.
<b>THE BUSINESS</b>	Established for many years successfully in this location and only available now due to our clients' retirement plans. The business offers an excellent level of equipment and decorative features and should be viewed to be fully appreciated. An inventory of equipment, fixtures and fittings etc. will be provided on the occasion of a sale, and turnover and accounts can be discussed with bona fide applicants and their professional advisors subject to a confidentiality agreement being signed by any relevant parties.
<b>RATEABLE VALUE</b>	From April 2026 – £15,750 UBR 2026/2027 @ 38.2p in the £. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>EPC</b>	TBC – Being Commissioned.
<b>SERVICES</b>	Water, electricity, drainage and gas are all understood to be either connected or available. However, interested parties should check the suitability and availability of main services to their own satisfaction.
<b>TENURE</b>	Will be by way of a new commercial lease, effectively on a full repairing and insuring basis. However, our clients will insure the building, and the tenants will be recharged their share of the premium. The tenants will be responsible for their own contents and Public Liability insurance, to include glazing where appropriate. The lease may be subject to third anniversary upward-only rent reviews and the Landlords reserve the right to exclude the lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.
<b>POSSESSION</b>	Upon legal completion.
<b>RENTAL GUIDE</b>	£20,000 p.a.x.
<b>INGOING PREMIUM</b>	£85,000.
<b>LEGAL COSTS</b>	In respect of the lease, our clients may require tenants to contribute towards their legal costs, whether or not the tenant completes once solicitors are instructed.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. However, interested parties are advised to check VAT status to their own satisfaction.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	15052026/RoyalChina-Sandown/15-May-26