



A LARGE AND PROMINENTLY-LOCATED COMMERCIAL UNIT IN THE MAIN HIGH STREET OF RYDE – AVAILABLE NOW ON A NEW LEASE.



**166-167 HIGH STREET
RYDE
ISLE OF WIGHT
PO33 2HW**

Available now on a new lease is this spacious commercial unit over two floors, situated in a prominent location within Ryde's main pedestrianised precinct, surrounded by a wide range of local and national occupiers.

Ryde itself is the second major commercial town on the Island, but boasts the largest residential catchment area of any, and as such it is constantly busy. The town enjoys a wide variety of facilities within its boundaries, including the FastCat and Hovercraft services to Portsmouth and Southsea on the mainland from Ryde Pier Head and Ryde Esplanade respectively.

Ryde's beach and Esplanade also remain extremely popular year-round, with locals and tourists alike.

Forming the ground and first floors of an older-style property of conventional construction, further details of the unit are as briefly outlined overleaf.

RENTAL GUIDE - £35,000 P.A.X.

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

ACCOMMODATION	<u>Ground Floor:</u> Measures 61' x 31'6" to provide some 1,922ft ² (178m ²) net sales, with a storeroom of some 24'1" x 13'3" plus two single WC facilities to the rear on the upper ground floor. <u>First Floor:</u> Measures some 46'6" x 25'5", providing a further 1,173ft ² (109m ²).
SERVICES	Water, electricity and drainage are all understood to be connected. However, interested applicants are always advised to check the availability and suitability of all mains services to their own satisfaction.
EPC	'C' – Certificate Available – Valid until 5 th December 2035.
RATEABLE VALUES	From April 2026 - £26,250 / UBR 2026/27 @ 43.2p in the £. Applicants should verify this information with the Rating Office on 01983 823920.
TENURE	By way of a new commercial lease, with terms by negotiation and effectively on a full repairing and insuring basis with the Landlord to insure the building and the tenant to pay their share of the premium. The Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II.
RENTAL GUIDE	£35,000 p.a.x.
POSSESSION	Upon legal completion.
LEGAL COSTS	The ingoing tenant may be required to contribute towards the Landlord's reasonable legal costs in respect of this matter.
VAT	We are not aware of any VAT liability in respect of this property. Interested applicants should always check VAT status to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by prior appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	22052026/166-167HighSt-Ryde/1-Jun-26

FLOOR PLAN

Not to scale, and for identification purposes only.

