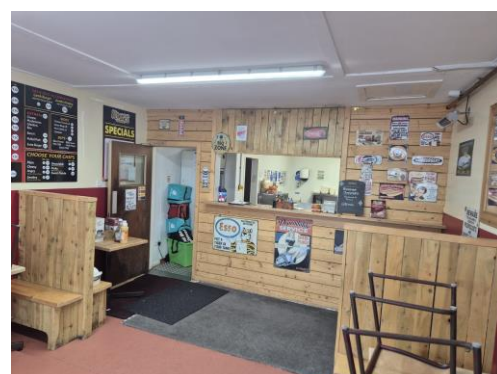




**A POPULAR LEASEHOLD BURGER TAKEAWAY, AVAILABLE NOW TO PURCHASE
WITHIN THE MAIN SHOPPING STREET OF THIS EVER-BUSY ISLAND RESORT
TOWN.**



**RIO'S BURGERS (IOW)
9 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AF**

Situated in a busy location within Shanklin, which in turn enjoys a good year-round trade, supplemented considerably by tourism. The town is noted for its high number of hotels and other holiday accommodation, all sitting above Sandown Bay.

Shanklin's Esplanade and beach are within easy reach, and the town benefits from a wide variety of facilities within its boundaries, including the popular Shanklin Chine and Shanklin Theatre.

The property is on the ground floor of a mid-terraced premises of traditional construction, with accommodation and business details as briefly outlined overleaf.

PRICE GUIDE - £30,000 Leasehold + SAV

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

THE UNIT	<p>'Front of House' has an internal frontage of some 14'3" x an initial depth of 20'8" maximum, to provide approaching 300ft² (27.87m²) net sales, to incorporate the recessed frontage. This area incorporates some customer seating.</p> <p>Beyond this is the main kitchen of some 18' x 10' and offered fully equipped, an inner hall with under-stairs storage cupboard, and leading to a further inner hall with fire exit to the side. Further ancillary space includes a storage/prep area of 11' x 9'9", a wash-up area of 10'10" x 8', a staffroom/office of some 10' x 8'2" with sink, worktop and two rear WC facilities.</p>
EXTERNAL	A small rear yard area and pedestrian access.
THE BUSINESS	<p>Established in this location for approximately 8 years, and offered for sale on a leasehold basis, subject to the existing lease and fully equipped as a going concern. We understand that the premises also hold a restaurant alcohol licence.</p> <p>An inventory of fixtures, fittings and equipment will be prepared on the occasion of a sale. Turnover and accounts can be discussed with bona fide applicants and their professional advisors, subject to signature of a confidentiality statement. A copy lease may also be available in due course. Stock will be sold separately at valuation upon completion.</p>
RATEABLE VALUE	<p>From April 2026 - £8,300 UBR 2026/27 @ 38.2p in the £. Providing the tenant also qualifies, the expectation is that the premises will qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICES	Water, electricity, drainage and gas are all understood to be connected. However, interested applicants are always advised to check the suitability and serviceability of all main services to their own satisfaction.
EPC	TBC – Being Commissioned.
TENURE	We are advised that the property is held on the balance of a 15-year lease with approximately 7 years unexpired, at a passing rent of £10,000 p.a.x. The lease is, we understand, within the security provisions of the Landlord & Tenant Act 1954, Part II.
PRICE GUIDE	£30,000 Leasehold, to include the benefit of the lease, fixtures, fittings, equipment and goodwill. SAV.
POSSESSION	Upon legal completion, and subject to assignment of the existing lease.
LEGAL COSTS	The ingoing tenant may be required to contribute towards the Landlord's reasonable legal costs in respect of the lease arrangements. Otherwise, each party will bear their own legal costs in respect of the business sale.
VAT	We understand that there is no VAT liability in respect of this property. However, interested applicants are always advised to check the VAT status of any property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents whilst the current tenant is still trading, through whom all discussions and negotiations must be conducted.
REFERENCE	20052026/RiosBurgersLOW-Shanklin/20-May-26