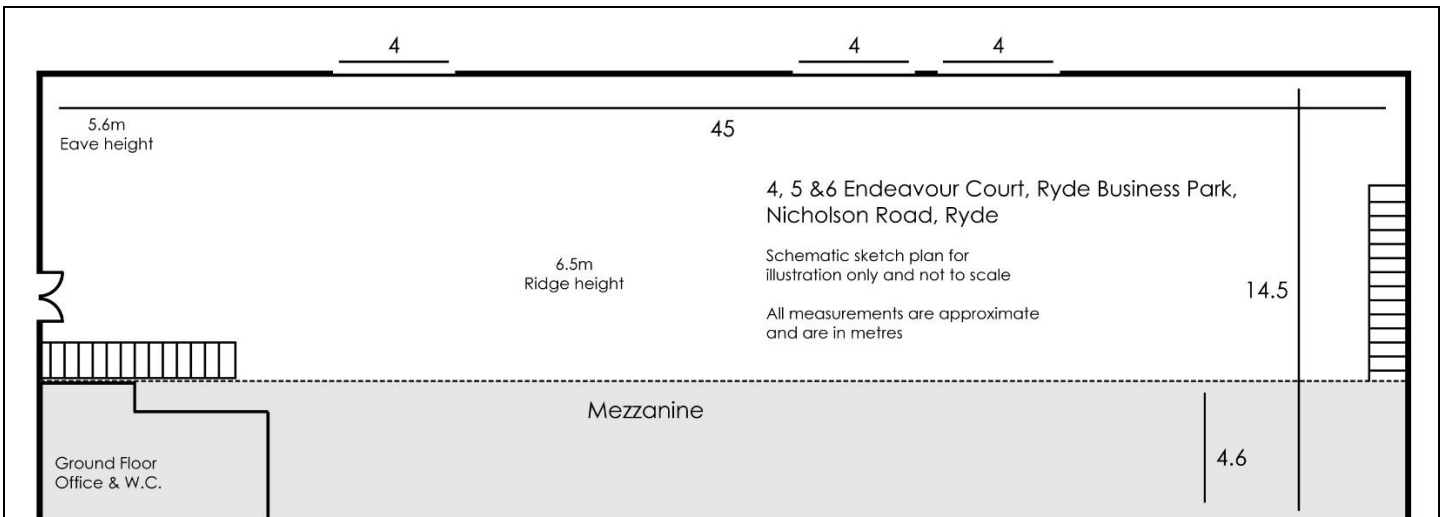


SUBSTANTIAL INDUSTRIAL PREMISES, RYDE



- Well presented, substantial industrial building, built in 2004, in Ryde Business Park with allocated parking
- Building offering good parking, 3 substantial roll-over shutter doors, and mezzanine and 3-phase electricity
- The Ground Floor of the unit runs to circa 658m² (7,083ft²), plus the mezzanine of circa 210m² (2,262ft²)
- Offered by way of a new lease at **£68,000** per annum (plus VAT). It may be possible to split into smaller units, subject to negotiations



LOCATION

Modern industrial unit, built in 2004 situated at the well-known Ryde Business Park, occupiers of the units include Travis Perkins, Royal Mail, F W Marsh, Sydenhams Hire Centre, and Wight Tyres. Ryde has an immediate population of around 25,000, considerably boosted by the influx of summer tourists as well as day-trippers via fast passenger catamaran and Hovercraft links from Portsmouth and Southsea. The town's boasts a 24,000ft² Co-Operative supermarket in addition to Peacocks, WH Smith, Costa Coffee, The Card Factory, Specsavers, Superdrug, The Works, Mountain Warehouse, Poundland, J D Wetherspoon and Dominos. The town has benefitted recently from restoration works to many of its Victorian buildings and now presents as a smart and lively shopping area.

DESCRIPTION

Substantial industrial unit with a ground floor of circa 658m² (7,083ft²), plus a mezzanine of circa 210m² (2,262ft²). The mezzanine has access at both ends via metal staircases. There would be space to install a lift if required. The ground floor benefits from WC facilities and staff room. The unit has 3 roll-up shutter doors of circa 4m (13.1ft) in height, and benefits from designated parking provided. There is 3-phase electricity, gas, and water to the property. Please see floor plan for further detail.

TERMS

Offered by way of a new lease at **£68,000** per annum (plus VAT). It may be possible to split the unit into 3 smaller ones, subject to negotiations.

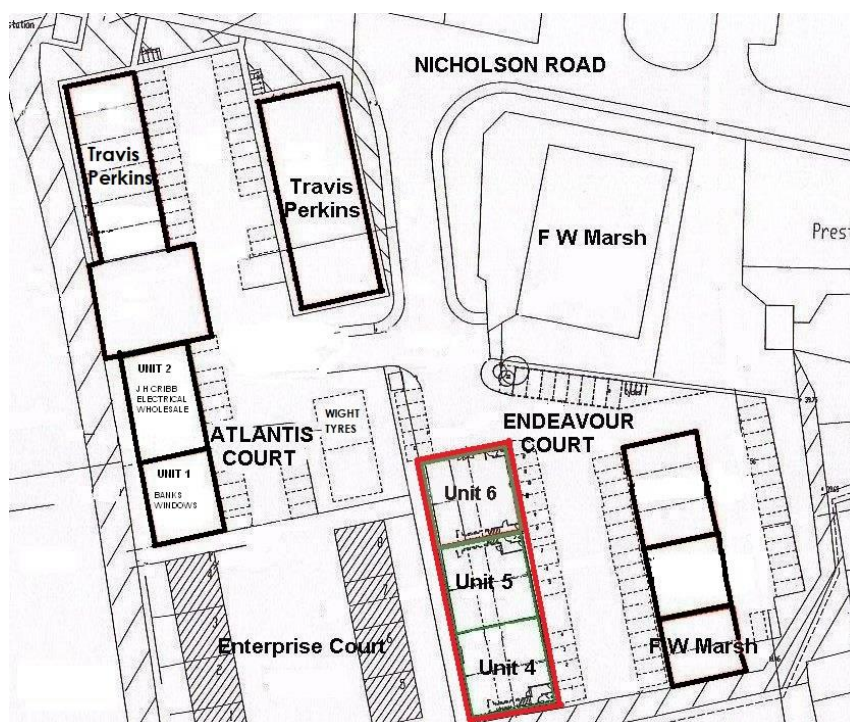
UNIFORM BUSINESS RATE

Rateable Value: £46,000

2023/2024: £0.512p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Morgan Williams on 01983 301434. E: gchambers@gullyhoward.com or mwilliams@gullyhoward.com.



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

