

SCOTCHER & CO

C O M M E R C I A L

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A RARE OPPORTUNITY TO NEGOTIATE A NEW LEASE ON THIS MODERN AND WELL-POSITIONED COMMERCIAL UNIT, SUITABLE FOR A VARIETY OF OCCUPIERS AND AVAILABLE WITH VACANT POSSESSION UPON COMPLETION.



**28 HIGH STREET
SANDOWN
ISLE OF WIGHT
PO36 8DE**

The premises are well-located within the High Street, amongst a number of independent and other traders nearby, and also in close proximity to Sainsbury's Local.

Opportunities to take a lease on such a modern and well-appointed unit within this location are in fact rare, therefore early interest is encouraged.

Sandown itself is an ever-popular resort town, and trade is considerably boosted during the seasonal months, and the town benefits from many features and facilities, including a magnificent beach and Esplanade.

The property is the middle unit of a terrace of three single-storey and traditionally constructed units, with further details as briefly outlined overleaf.

RENTAL GUIDE - £8,000 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

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

THE UNIT	Provides an internal frontage of some 16'3", narrowing slightly to a width of 15'4", with an overall depth of some 33'4", providing therefore some 515ft ² (47.84m ²), to incorporate a rear storeroom, a changing cubicle and a single WC facility. The property offers bright and well-lit accommodation, with good display frontage to the High Street.
SERVICES	Water, electricity and drainage are all understood to be connected on shared supplies and re-charged accordingly. Interested occupiers should always check the availability and suitability of all main services to their own satisfaction.
EPC	'B' – Certificate Available.
RATEABLE VALUE	From April 2026 – £7,700 / UBR 2025/26 @ 49.9p in the £. Providing the tenant also qualifies, the premises should qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.
TERMS	Will be by way of a new commercial lease, expected to be for an overall term of 5 years, and to contain a third anniversary mutual break clause if required. The Landlord will insure the building, with the Tenant to pay their share of the premium. The Tenant will be responsible for their own contents and public liability insurance. Otherwise, the lease may be excluded from the security provisions of the Landlord & Tenant Act 1954, Part, II, and will include a third-anniversary upward-only rent review.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£8,000 p.a.x.
LEGAL COSTS	Our client may choose to produce his own lease, in which case no legal costs contribution will be required. If solicitors are involved, the tenant will be expected to undertake to pay 50% of the Landlord's costs, whether or not they proceed to completion once solicitors are instructed.
VAT	We are not aware of any VAT liability in respect of this premises; however, interested applicants are always advised to check the VAT status of any property to their own satisfaction.
VIEWING	<u>STRICTLY</u> by appointment, please, via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	16032026/28HIGHSTREET-SANDOWN/2-Apr-26

