

SCOTCHER & CO

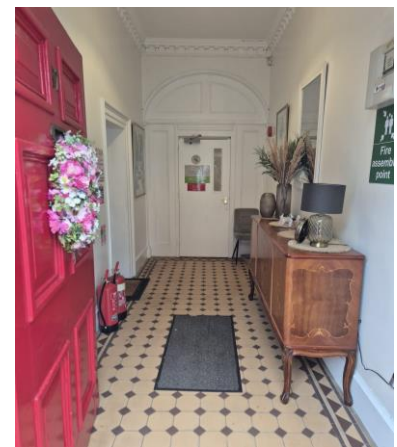
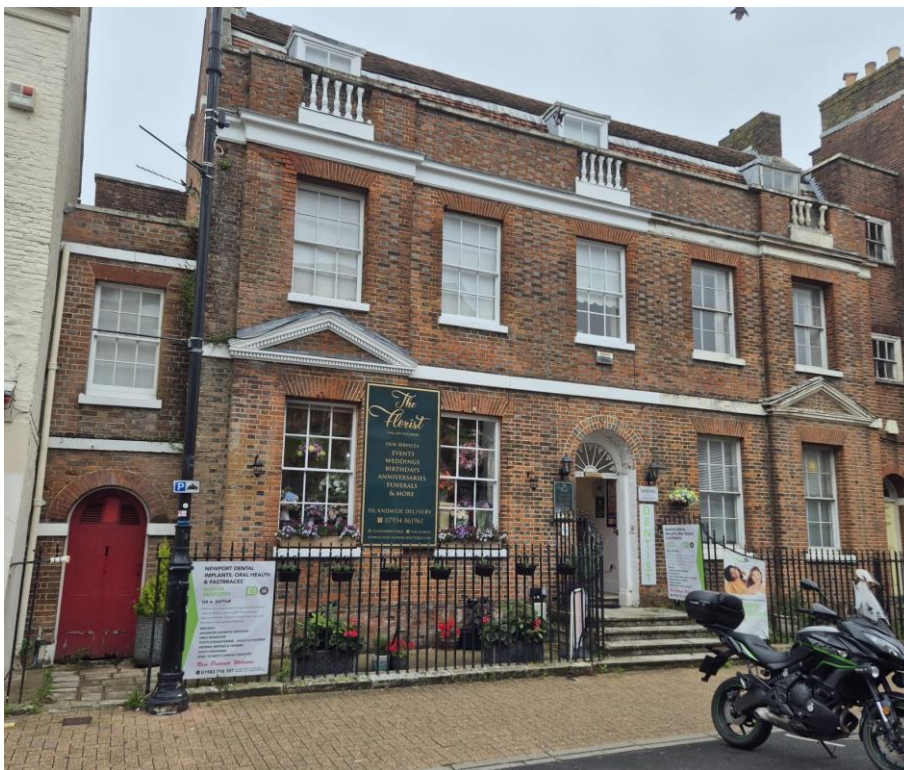
C O M M E R C I A L

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**AN EXCELLENT COMMERCIAL OPPORTUNITY IN A PRIME LOCATION WITHIN THE
MAIN HIGH STREET OF NEWPORT, WHICH IN TURN IS THE COUNTY TOWN AND
ADMINISTRATIVE CENTRE FOR THE ISLAND – AVAILABLE NOW ON A NEW
LEASE.**



**GROUND FLOOR UNIT
THE RED HOUSE
97 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1BQ**

Situated within and at the front of a delightful Grade II Listed Georgian property, therefore enjoying good natural light and a great deal of character, is this compact and easily-managed commercial unit, suitable for a variety of appropriate uses, subject to any necessary consents, to include retail, coffee shop, beauty treatments and attractive office space.

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy, and this property sits amongst a wide variety of other commercial uses, thereby enjoying good footfall and also – unusually for the Town Centre – having the benefit of use of a private car park to the rear of the premises.

The Red House is also home to various other independent traders, including a Japanese Head Spa, other beauty treatments, and a full dental practice, and early interest and inspection is advised. Other details are as briefly set out overleaf.

RENTAL GUIDE - £7,200 p.a.x. (£600 pcmx)

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

LOCATION	As described, and situated at the front of this character building in a prime mid-town location.
THE UNIT	Measures some 15'8" x 14'2", thereby providing about 222ft² net sales, with steps down to a further ancillary room of about 84ft², currently used as a staffroom and store with fitted sink unit and benefiting from a second entry door from the High Street. We understand that welfare facilities such as WCs are shared within the building.
EXTERNAL	An extensive car park at the rear offers a valuable facility for tenants and their clients.
SERVICES	Water, electricity and drainage are all understood to be connected, and appropriate utility bills will be shared on a fair percentage basis, understood to currently be in the range of £30 - £100 pcm depending on usage. Interested occupiers should always check the availability and suitability of all main services to their own satisfaction.
EPC	Not Applicable.
RATEABLE VALUE	With effect from April 2026 – £3,950. UBR 2026/27 @ 43.2p 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	By way of a new commercial lease with, if appropriate, three-yearly upward-only rent reviews and effectively be on a full repairing and insuring basis. The expectation for a lease term is at least 12 months certain. The Landlord will insure the building with the tenant to pay their share of the appropriate premium. The tenant will be responsible for their own contents and Public Liability insurance. The Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£7,200 p.a.x. (£600 pcmx)
LEGAL COSTS	Our client is prepared to arrange their own legal documentation, and if this is acceptable and solicitors are not involved then there should be no liability for legal costs.
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>VERY STRICTLY</u> by appointment, please, and <u>WITH DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	24062026/REDHOUSEROOM-NEWPORT/24-Jun-26