

TO LET - HIGH STREET RETAIL

SUBJECT TO VACANT POSSESSION

52 HIGH STREET

Newport, Isle of Wight, PO30 1SB



- Newport is the county town of the Isle of Wight.
- The premises occupy a prime location within the main High Street.
- A new Tesco Express store is due to open imminently just opposite the subject unit.
- The property is not registered for VAT.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

savills.co.uk



52 High Street, Newport, Isle of Wight, PO30 1SB

Summary

Available Size	1,062 sq ft
Rent	£19,750 per annum
Rates Payable	£10,354.25 per annum A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability.
Rateable Value	£20,750
EPC Rating	C (63)

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor including a kitchenette, single WC, and storage. The second floor has ladder access only. The shop is backed by a small side office and a lobby with a staircase up to the first floor.

Location

The property is located in the centre of Newport High Street, adjacent to Vodafone and close to JD, Clarks, WH Smith and Specsavers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - GF Sales	624	57.97	Available
1st - FF - Ancillary	438	40.69	Available
Total	1,062	98.66	

Rent

£19,750 pax

Terms

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

C (63)

Viewings

Strictly by prior arrangement with the appointed letting agent, Savills.



Viewing & Further Information

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Scotcher & Co

(Joint Agent)

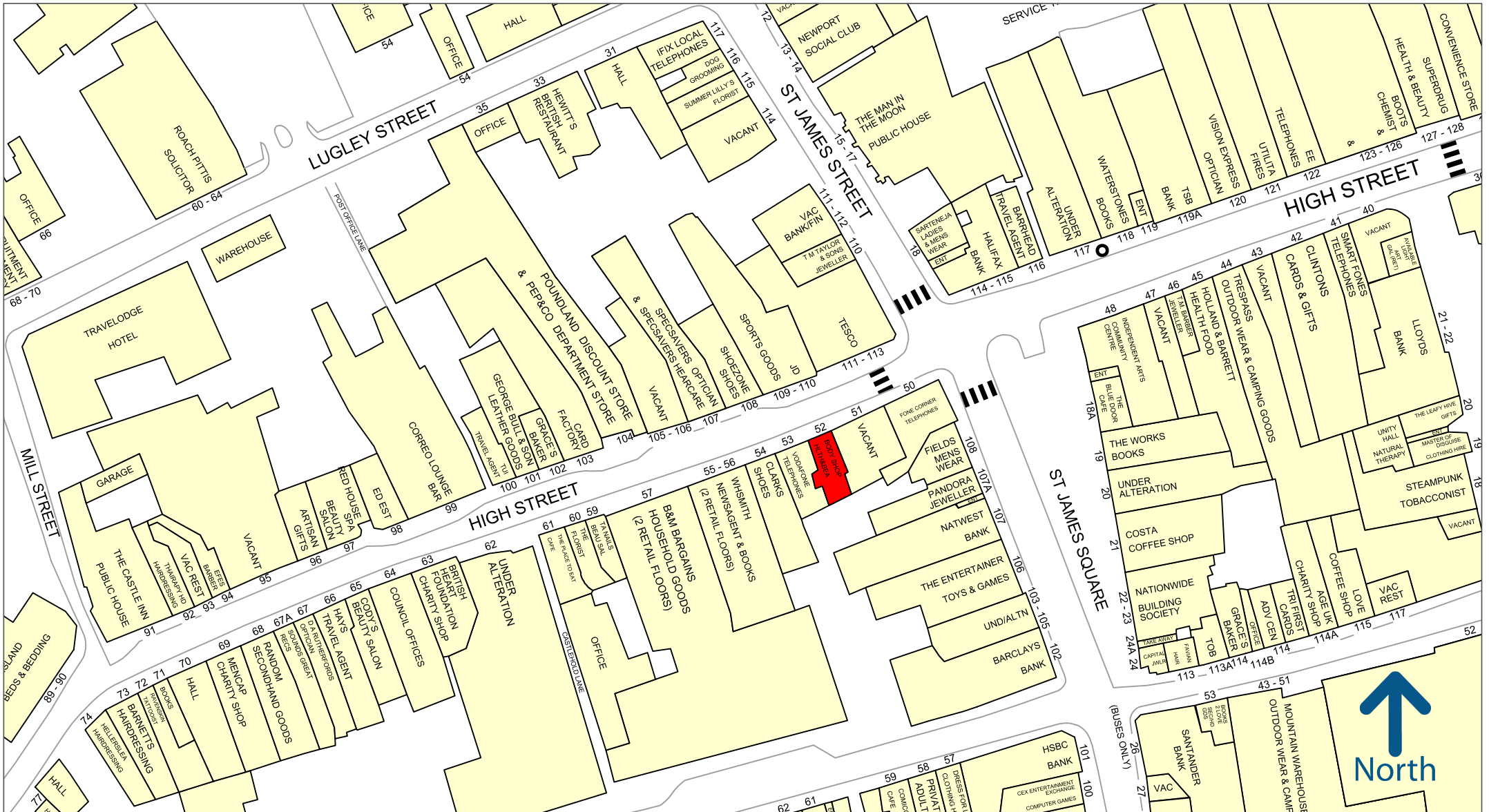
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