

NEWPORT (IoW) – 113 HIGH STREET

PRIME SHOP AVAILABLE IN HIGHLY PROMINENT CORNER LOCATION ** TO LET OR FOR SALE **

SUITABLE FOR A VARIETY OF USES WITHIN CLASS E



LOCATION

Newport is the commercial and administrative centre for the Isle of Wight serving an island population of around 140,000, boosted further by an estimated 2.36 million annual visitors.

The premises are situated in a highly visible corner position at the junction of High Street and St James Street, adjacent to **JD** and close to **WHSmith, Specsavers, B&M, Clarks, Waterstone's, The Works, The Body Shop, Poundland** and **The Entertainer**.

THE PROPERTY

The premises are arranged over ground, first and second floor levels offering the following approximate floor areas:

Gross Frontage	-	16.23 m	53' 03"
Net Frontage	-	16.08 m	52' 09"
Return Frontage	-	8.18 m	26' 10"
Shop Depth	-	16.48 m	54' 01"
Internal Width	-	16.51 m	54' 02"
Ground Floor Sales	-	276.39 m ²	2,975 sq.ft.
Ground Floor Ancillary	-	58.71 m ²	632 sq.ft.
First Floor Ancillary	-	215.91 m ²	2,324 sq.ft.
Second Floor Ancillary	-	149.94 m ²	1,614 sq.ft.

NB: The premises benefit from a rear yard and servicing.

[The landlord may consider a letting of the ground floor only of the building with further information available upon request.]

EPC

An EPC is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

TERMS

The premises are available to let on a new FR&I lease for a term to be agreed.

Alternatively, planning permission has been granted for the conversion of the upper parts to 5 flats and the landlord may give consideration to a sale of the building.

Quoting terms are available upon request.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£116,000
UBR (2022/2023)	-	51.2p

The next revaluation of properties for business rates is due on 1st April 2023 when a significant reduction in the rateable value is anticipated. Interested parties are recommended to make their own enquiries with the Business Rates Department of Isle of Wight Council – Tel: 01983 821 000

INSPECTION

Viewings can be arranged at short notice by contacting either:-

John Mortimer
William Doherty

johnmortimer@sprrg.co.uk or
wilddoherty@sprrg.co.uk

Tel: 020 7409 2100

Or our joint agent, Scotcher & Co:-

Tony or Emily Scotcher office@scotcherandco.co.uk
Tel: 01983 822 288

