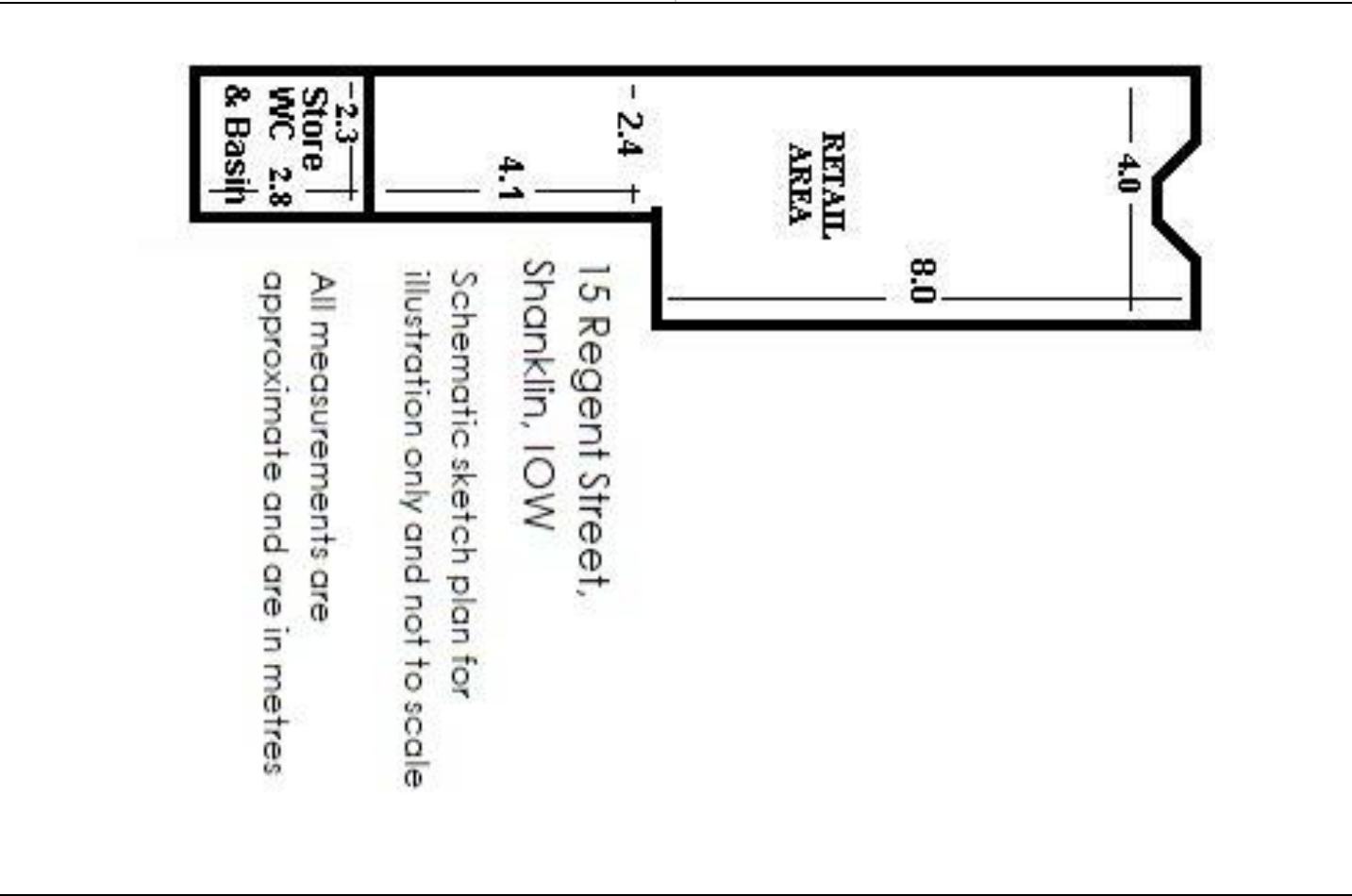


SHOP PREMISES TO LEASE IN PRIME LOCATION



- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>Very well-located shop premises in Regent Street, Shanklin's prime retail strip</li></ul> | <ul style="list-style-type: none"><li>The main retail area runs to circa 24.7m<sup>2</sup> (267ft<sup>2</sup>) and the total area to circa 49.7m<sup>2</sup> (533ft<sup>2</sup>) including store, WC &amp; staff facilities</li></ul> |
| <ul style="list-style-type: none"><li>Benefitting from a double frontage of circa 4m (13.1ft)</li></ul>                         | <ul style="list-style-type: none"><li>New lease offered, with a rent of £9,750 per annum</li></ul>  |



## LOCATION

The Shop is located in the heart of Shanklin's prime retail strip in Regent Street, close to Shoe Zone, Grace's bakers and other national chains and specialist shops. Regent Street is linked one end to the High Street and to the railway station at the other. The trains link the town with Lake, Sandown, Brading and Ryde with its fast ferry passenger services to the Portsmouth and Southsea and the mainland beyond. Shanklin is the Island's major town on the south coast and serves as a day-to-day needs centre, particularly for the Sandown, Shanklin and Lake conurbation which wrap around Sandown Bay. The sandy beaches and leisure offer of the area ensures high numbers of visitors and tourists which boost the local population of around 19,500.

## DESCRIPTION

The shop has a 4 metre (13.1ft) frontage to Regent Street with the main retail area running to circa 24.77 m<sup>2</sup> (267 ft<sup>2</sup>) and the total area to circa 49.72 m<sup>2</sup> (535 ft<sup>2</sup>) including store, w.c. & staff facilities. There is a small storeroom to the rear with WC and wash basin facility. Please see floor plan for further details.

## TERMS

Premises offered by way of a new lease, with a rent of **£9,750** per annum.

## UNIFORM BUSINESS RATE

Rateable Value: £7,400

2024/2025: 54.6p 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 Dot Lucy on 01983 301434.

E: [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@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.

