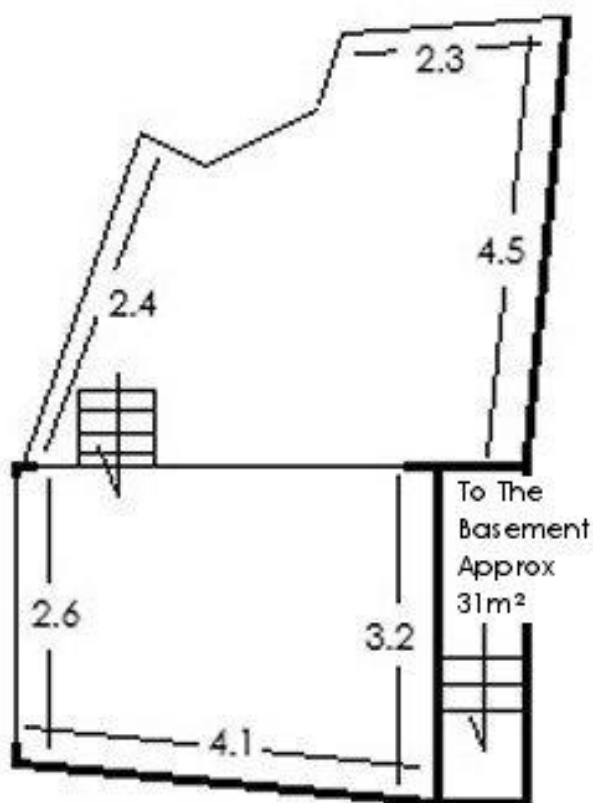


Attractive Shop Unit, Central Ventnor

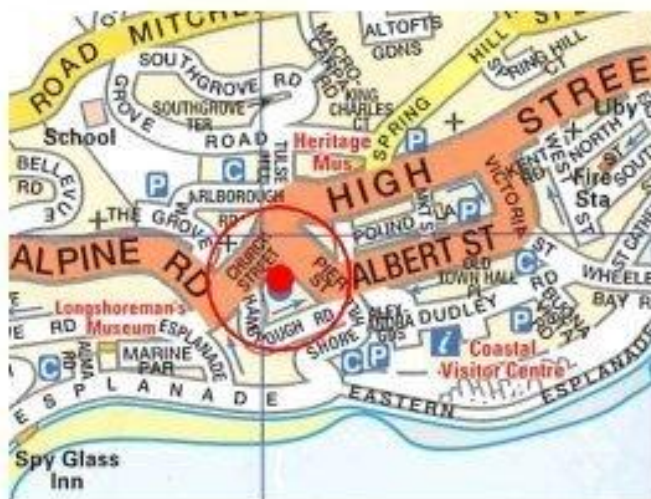


- Shop unit in central Ventnor with much character
- The premises run to a total of 59.3m² (638ft²) including the basement
- Well placed adjacent to the Co-op and close to Boots and the Post Office
- By way of a new lease of **£6,750** per annum. Our client may consider selling the property by separate negotiation



1 Church St, Ventnor
Schematic sketch plan for illustration only and not to scale.

All measurements are approximate and are in metres



LOCATION

Located in the centre of Ventnor adjacent to the Co-op, Post Office and close to Boots. It is also supported by many popular eateries and specialist retailers of Ventnor. Ventnor benefits from being on the south facing slope of St Boniface Down and is almost totally sheltered from the north. The town has seen considerable recent investment with a Tesco Express opening in the High Street and the creation of a small harbour on the picturesque Esplanade. The immediate population of around 6,000 residents is substantially boosted by the many visitors and locals alike wishing to enjoy the arts and fine dining culture which the town has become renowned for attracting residents as well as tourists throughout the year.

DESCRIPTION

Character shop arranged with a split-level interior benefitting from fully glazed character frontage to the High Street and Church Street. The unit runs to a total of 59.3m² (638ft²) with the main retail space running to approx. 27.7m² (298ft²). The basement is substantial but can realistically only be used for storage etc. Please see floor plan overleaf for detail.

TERMS

Offered by way of a new lease at **£6,750** per annum. Our client may consider selling the property by separate negotiation

UNIFORM BUSINESS RATE

Rateable Value: £5,000

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 301 434.

E: gchambers@gullyhoward.com or dlucy@gullyhoward.com



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