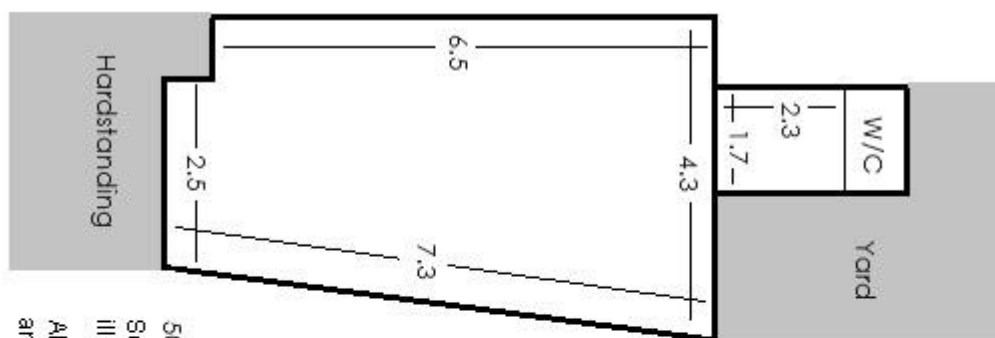


SHOP/DEVELOPMENT OPPORTUNITY, LAKE



- Rare opportunity to buy a small shop in Lake
- Shop runs to approximately 34m² (365.9ft²) plus small yard to the rear and hardstanding to the front
- May lend itself to development to residential (subject to any relevant consents)
- Offered at auction on 30th October with a guide price of **£45,000+** for the freehold interest



50a New Road Lake
Schematic sketch plan for
illustration only and not to scale.
All measurements are approximate
and are in metres

LOCATION

Located in New Road Lake, in the heart of a dense residential area. The property has traded as a successful hairdresser for many years, but has closed due to retirement thus it may suit a similar destination-use in the future.

DESCRIPTION

Semi-detached single-storey shop unit running to approximately 34m² (365.9ft²) plus yard to the rear and hardstanding to the front. The hardstanding at the front has previously been used to park a small vehicle. The yard to the rear would provide a good space for a store, etc. Please see floor plan for further details. It is considered that the unit may well lend itself to redevelopment to residential use for something along the lines of a 60-56m² 2-bedroom house over two floors subject to any relevant planning consents etc.

TERMS

Offered at auction on 30th October with a guide price of **£45,000+** for the Freehold interest.

UNIFORM BUSINESS RATE

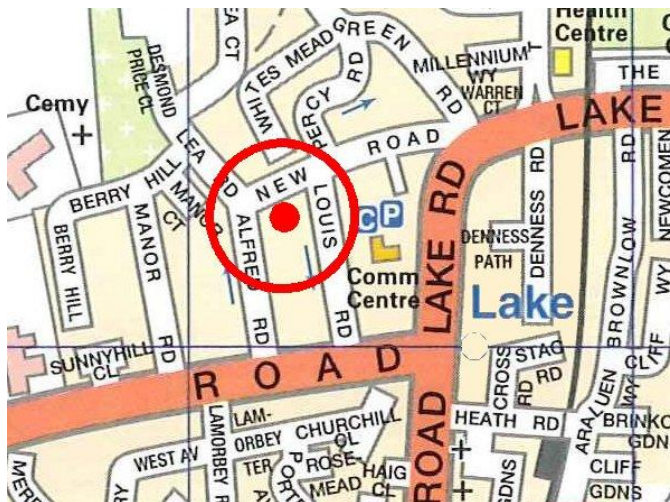
Rateable Value: £1,725

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



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.

