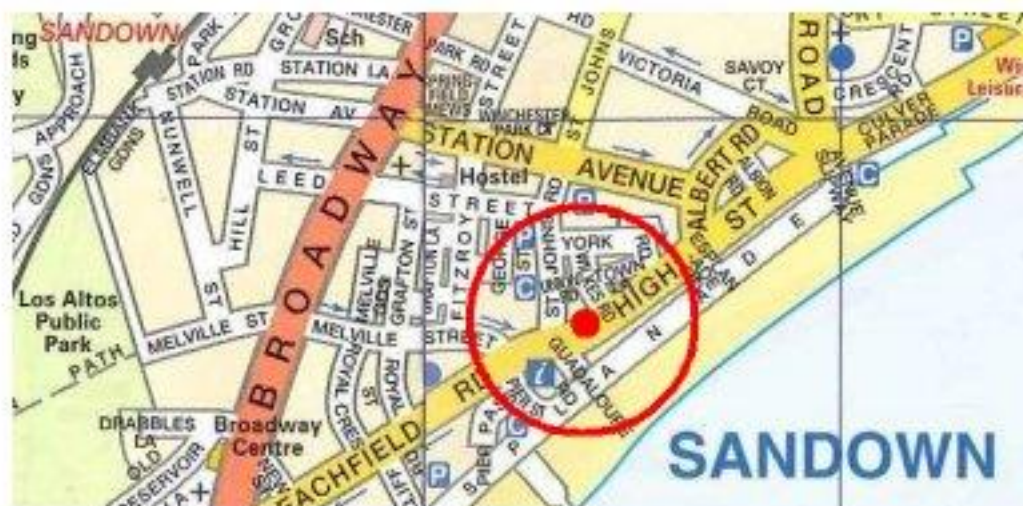


HIGH STREET RETAIL UNIT FOR SALE

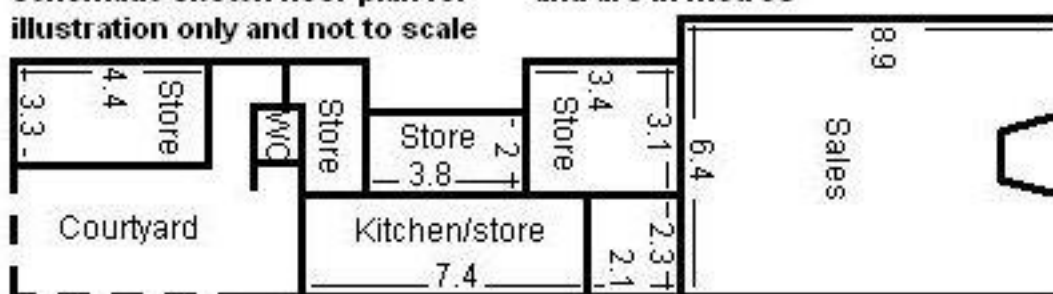


- Prominent shop close to Sainsburys in the High Street
- Freehold premises collecting ground rents from flats over
- Sales area of approximately 54m² (580ft²) plus extensive storage and courtyard
- Offered at auction on 30th October with a guide price of **£85,000-£95,000** for the ground floor shop and freehold.
Business by separate negotiation if required



27 HIGH ST, SANDOWN, IW
Schematic sketch floor plan for illustration only and not to scale

All measurements are approximate and are in metres



LOCATION

The property occupies a prime Sandown High Street location close to Boots and Sainsburys supermarket. Sandown is a highly popular tourist destination particularly supportive of the gift and souvenir industry from visitors flocking to enjoy its famous sandy beaches, staying at the many nearby hotels and guest houses. Sandown forms part of the Sandown-Shanklin-Lake conurbation which wrap around Sandown Bay with the sandy beaches and leisure offer of the area, ensuring high numbers of visitors and tourists, boosting the local population of around 24,000. Sandown's seafront is a magnet to tourists and locals alike, flocking to the area to enjoy the many facilities and amenities on offer. Besides its famous sandy beaches Sandown is home to The Isle of Wight Zoo, Dinosaur Isle, Sandham Gardens Activity Park plus Sandown Pier with its many rides and attractions.

DESCRIPTION

Approximately 6.4m of glazed frontage to a sales area of approximately 54m² (580 ft²) benefitting from on-street parking on the High Street.

To the rear of the premises are 4 storerooms including a kitchenette and staff WC. A rear courtyard and external store of some 4.4m x 3.3m completes the commercial accommodation.

The premises are offered for sale with vacant possession of the ground floor and accommodation at first and second floor level, having been previously sold off on long leaseholds. The proprietors can collect £60 and £65 per annum respectively in ground rent.

TERMS

Offered at auction on 30th October with a guide price of ~~£85,000~~-£95,000 for the ground floor shop and freehold. The Business, stock and F&F available by separate negotiation if required.

UNIFORM BUSINESS RATE

Rateable Value: £7,300

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.

