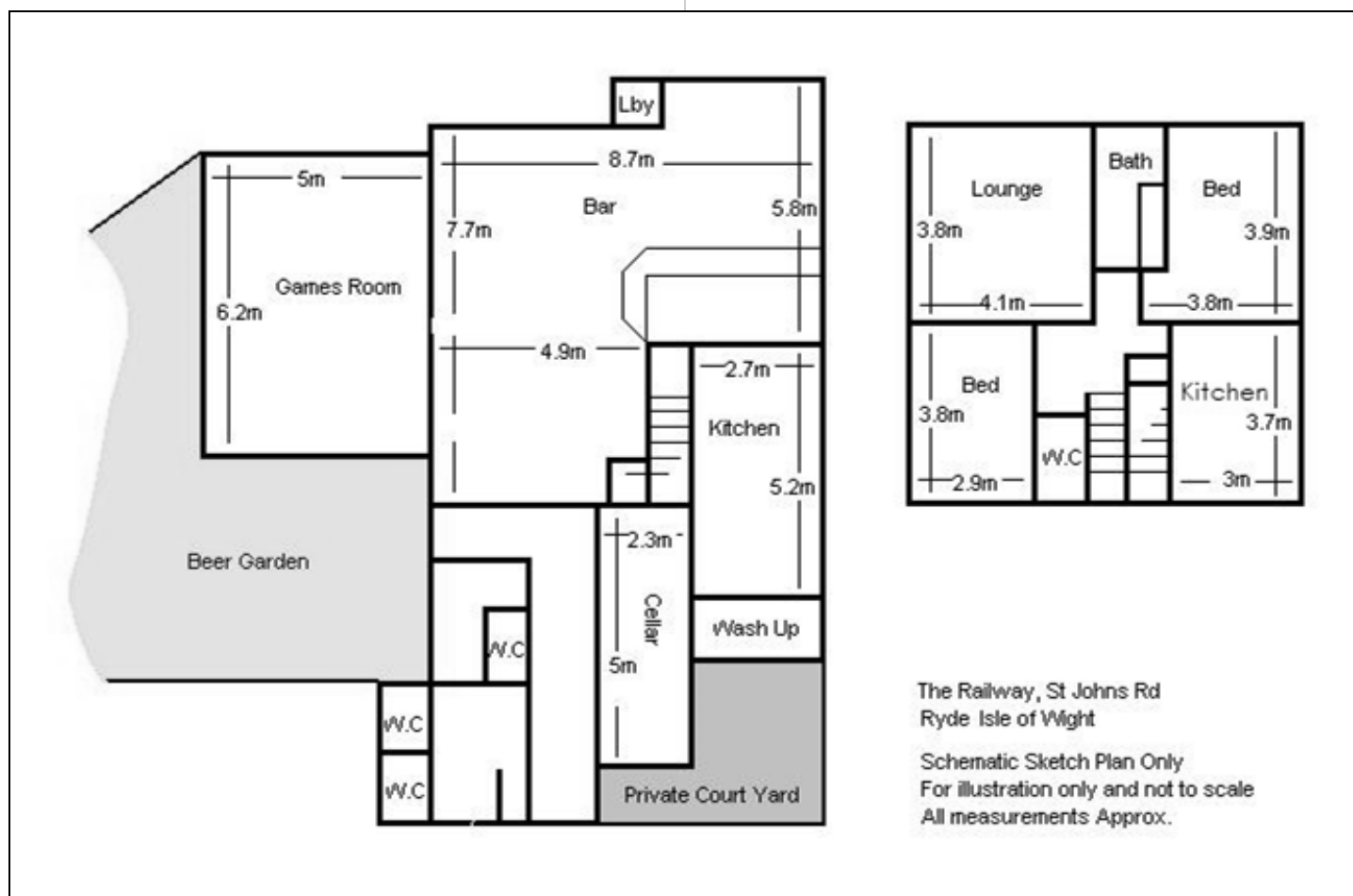


TRADITIONAL INN FOR SALE – RYDE OUTSKIRTS



- Traditional wet-led Inn on the edge of Ryde town centre with Beer Garden
- Good sized bar area, with garden to rear and a 2-bedroom owner's/manager's flat over
- Freehouse in the midst of a densely populated residential area and adjacent to St John's Road railways station
- Freehold for sale, with offers invited in the region of **£250,000** for the Freehold, business, goodwill, fixtures and fittings



LOCATION

The railway occupies a prominent corner position on St John's Road and Monkton Street and is favourably situated opposite the 'Park and Ride' facility adjacent to Ryde's St John's Railway Station. It is also within walking distance of Ryde Esplanade and beaches. The pub is set amongst a relatively high density of chimney pots in the island's second most populous town, with an immediate population of circa 25,000, considerably boosted by the influx of summer tourists as well as day-trippers via fast passenger catamaran and Hovercraft links from Portsmouth and Southsea. The town boasts a 24,000ft² Co-Operative supermarket in addition to Peacocks, WH Smith, Costa Coffee, The Card Factory, Specsavers, Superdrug, The Works, Poundland, J D Wetherspoon and Dominos. The town has benefitted recently from restoration works to many of its Victorian buildings and now presents as a smart and lively shopping area.

DESCRIPTION

Believed to have been built in 1830, the public areas have flagstone floors, fireplaces and exposed beams. The main bar area runs to approximately 40m² (430ft²) inclusive of the bar, incorporating bench seating and darts area. Adjacent is a Games Room of some 31m² (334ft²) with laminate floor and currently utilised for Pool, Darts and Television. Outside is a paved Beer Garden with picnic bench seating and a raised deck area. Customers can access this area from the pavement and there is a bus stop directly outside the pub. Kitchens, utility room, and a cellar of some 11.5m² (124ft²) complete the ground floor accommodation. The public areas are supported by ladies and gents toilet facilities, which have been recently refurbished. The pub regularly hosts live music and beer festivals and is free of any tie.

TERMS

For sale, with offers invited in the region of **£250,000** for the Freehold interest, business, goodwill, fixtures and fittings

UNIFORM BUSINESS RATE

Rateable Value: £6,600

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 01983 301 434.



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.

