

SPENCE WILLARD



2 The Square, Yarmouth, Isle of Wight, PO41 0NS

An attractive property with front elevation with good display space, either side. To the rear there is a further display room with w/c and door to rear yard.

The property has an attractive front elevation with a central door and good display space, either side. To the rear is a further display room with w/c and door to rear yard.

The shop comprises the following approximate net internal areas and dimensions:

Front Ground Floor Retail 13'3 x 11'11 sq. ft (4.04 x 3.64m)

Back Ground Floor Retail 14'11 x 9'11 sq. ft (4.54 x 3.03m)

Tenure

Leasehold. 99 year lease from 2002.

Services

Mains water, electricity and phone line are connected to the property. Mains gas is available.

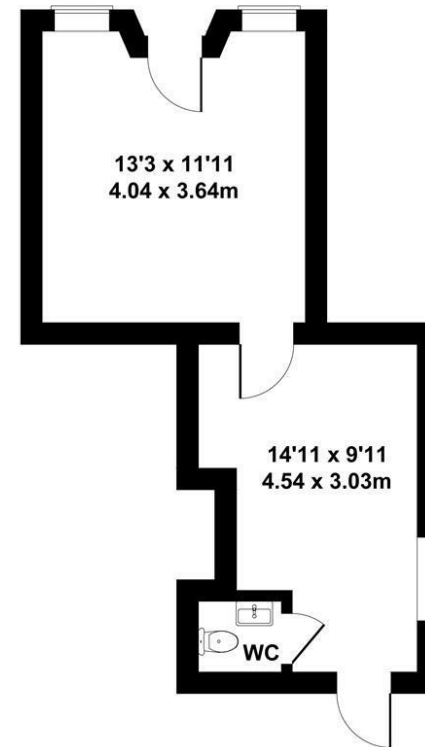
Yarmouth is a historic and affluent town at the Western end of the Island with a regular ferry link to Lymington which in turn has a rail link. This prominent property occupies a strong trading location in the heart of the town.

Viewings

All viewings will be strictly by prior arrangement with the sole selling agent.

2 The Square

Approximate Gross Internal Area
291 sq ft - 27 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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