28B HIGH STREET
SANDOWN
PO36 8DE

£775 PCM

01983 868 333
www.arthur-wheeler.co.uk

• SHOP TO RENT• HIGH STREET• POPULAR LOCATION • £775 PCM

An opportunity to lease a single storey lock up shop premises that are well located towards the upper end of the high street and close by are the Sainsbury local and boots pharmacy stores. The town offers a good all year round trade that is heightened during the summer season due to extension tourist footfall. Brief details are as follows: Shop Front with windows either side of double doors with 15ft frontage by 27ft.10 Max. To the rear of the shop there is a shower/cloakroom area with low level W/C and basin with door leading to store cupboard.

N.B We understand from the Landlord that there is a small area of the pavement denoted by briquettes that the shop trade has the right to display goods.

The property is offered on the following basis: New 5 year lease with 2 year break clause.

The Rent is £9,300pa/£775pcm

The Landlord will require 3 months rent in advance with the rent being due on a quarterly basis. The equivalent to one months rent will be required as deposit.

The ingoing tenant will be responsible for 50% of the landlords legal fees (amount to be confirmed, but expected to be in the region of £600 inc VAT).

A 1/3 share will be due for water charges and building insurance and a 50/50 contribution will be required for the electricity with the neighbouring shop.

EPC - tbc

Viewings strictly via Arthur Wheeler Estate Agents

FLOORPANS ARE NOT TO SCALE AND FOR GUIDANCE ONLY

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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