

7 HIGH STREET
SHANKLIN
PO37 6JZ

£550 PCM



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SHOP AREA

irregular shape 18'6" max x 16'6" average
with glazed double doors to the front and inner doors opening to

STOCK ROOM/OFFICE

irregular shape 18'5 max x 9'5 max
with door to kitchen/staff area with sink and opening to lobby area with door off to WC

OUTSIDE

access to courtyard (TBC)

TERMS AND CONDITIONS

This shop will be offered on a new 5 year lease with a 2 year break clause.

The rent is £7,200 per annum (£600 pcm)

NB: The ingoing tenant will be responsible for a half share of the landlord's solicitor costs (which we understand to be in the region of £600 inc VAT).

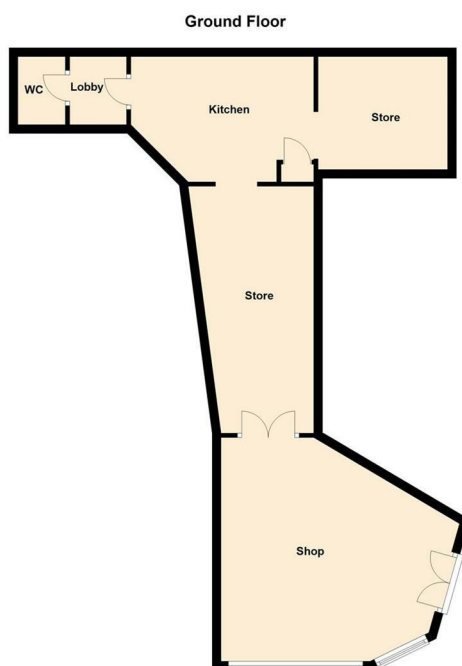
The prospective tenant will be required to pay the equivalent of 1 month's rent as a deposit

SERVICES

Mains Electricity water and drainage.

Uniform Business Rateable value £5,200 and the amount payable for 2024-25 would be £2594.80.

We further understand that the shop may be eligible for Small Business Rate Relief and applicants should enquire to the Isle of Wight Council for further details.



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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