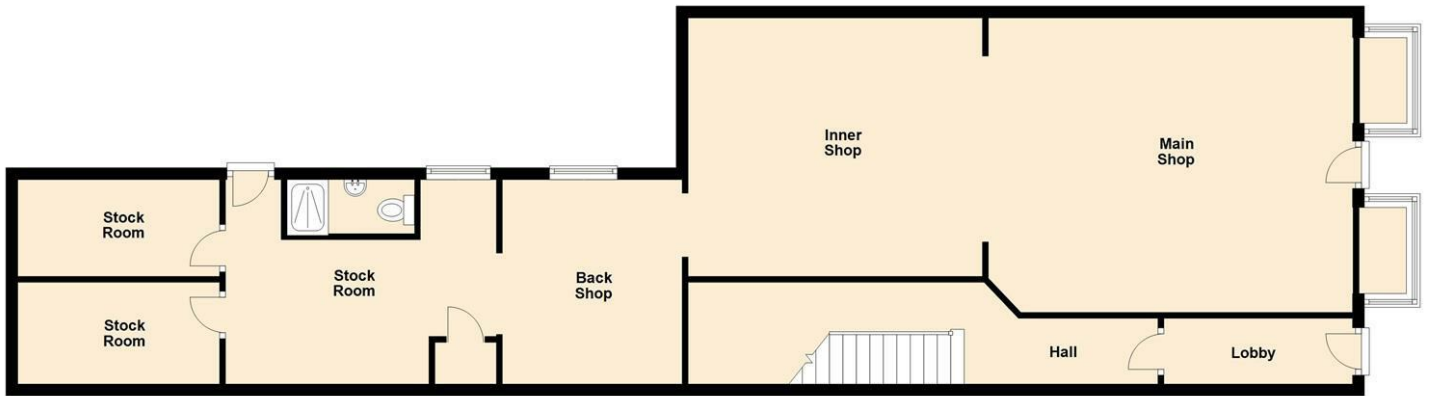


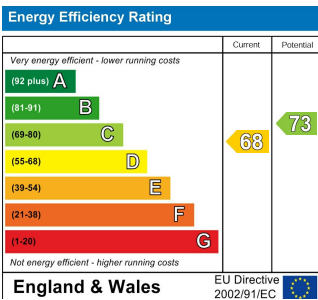
### Ground Floor



### First Floor



### FLAT EPC



Floorplans are not to scale and for guidance only

### Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

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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• IDEAL INVESTMENT PROPERTY • SHOP & SPACIOUS 2 BED FLAT • KITCHEN/DINER • TOWN CENTRE LOCATION • ANNUAL INCOME (ON FULL OCCUPATION) £14,840 • GAS CENTRAL HEATING & UPVC DOUBLE GLAZED

FOR THE ATTENTION OF INVESTORS. An opportunity to acquire a Ground Floor Shop and a two bedroom First Floor Flat on Shanklin High Street that offers convenient access to both the picturesque Old Village and the good selection of shops and amenities of Regent Street. Also, within close proximity is the beach and Esplanade and a long stay public car park.

The shop is currently let on a 3 year lease from August 2024 at £6,500 pa and the flat was most recently rented at £8,340 pa. Interested applicants should contact the office for further details of the tenancies. The accommodation comprises:

#### Ground Floor Shop

**Main Shop area 20'2 max x 16'4 (6.15m max x 4.98m)**

with glazed window displays

**Inner shop area 14' 4 x 11' (4.27m 1.22m x 3.35m)**

**Back Shop 11'4 x 10' (3.45m x 3.05m)**

Rear staff area comprising staff kitchen area with sink, store cupboard, shower room and two stockrooms. Door to outside with pedestrian access onto Orchardleigh Road and with further store.

#### Rear Staff Area

comprising staff kitchen area with sink, store cupboard, shower room and two stockrooms. Door to outside with pedestrian access onto Orchardleigh Road and with further store.

#### First Floor Flat

First Floor Flat

**Lounge 17'5 into bay x 12'8 (5.31m into bay x 3.86m)**

**Bedroom 2 6'11 x 11'4 (2.11m x 3.45m)**

#### Bathroom

**Kitchen 14'5 x 10'9 (4.39m x 3.28m)**

with Valiant Gas Fired boiler supplying domestic hot water and central heating

**Bedroom 1 11' x 11'2 into wardrobes (3.35m x 3.40m into wardrobes)**

#### Separate WC

#### Services

Shop- mains electricity, water and drainage  
Flat - all main services available

#### Tenure

Freehold (tbc)

#### Council Tax

Flat Band A

Shop Uniform Business Rate £5,200 (1 April 2023/24)

Can be confirmed by IOW Council.

We understand that there maybe Small Business Rate Relief available on the shop. Applicants should enquire to the IOW Council for confirmation.



**SHOP EPC**

**ARTHUR  
WHEELER**  
ESTATE AGENTS



The Beauty Lounge 37 High Street SHANKLIN PO37 6JU	Energy rating	Valid until:	30 July 2028
	<b>E</b>	Certificate number:	9475-3093-0781-0600-0495

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	89 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

