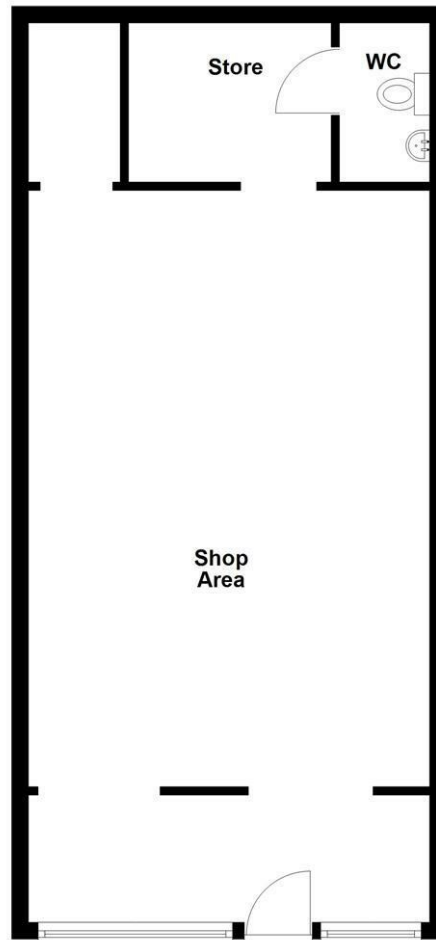


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.

LOVE WHERE YOU LIVE

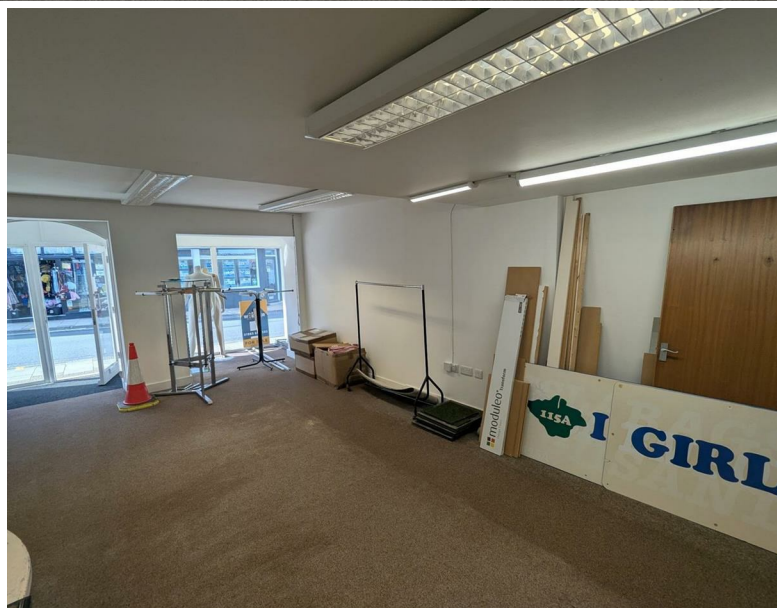
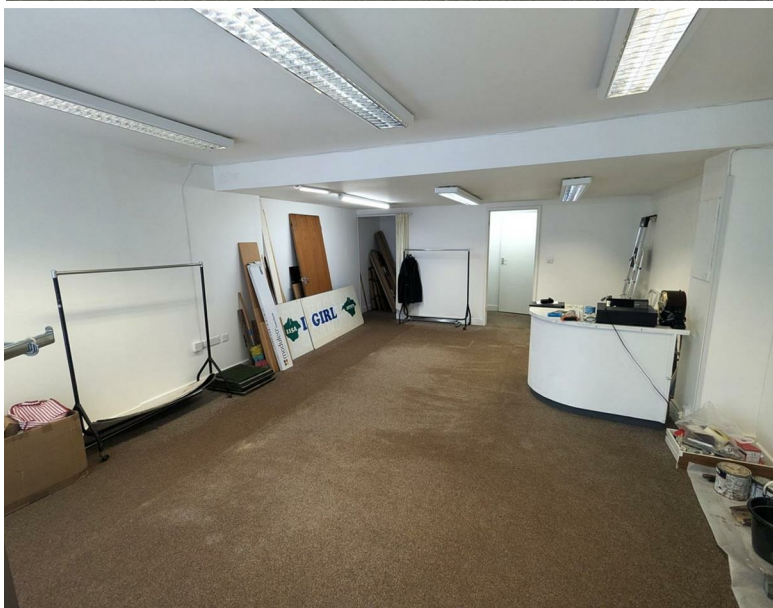
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



28
HIGH STREET
SANDOWN
PO36 8DE

£8,000



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



• LOCK UP SHOP UNIT • UPPER END OF SANDOWN HIGH STREET • CLOSE TO BEACH AND ESPLANADE • NEW 5 YEAR LEASE WITH 2 YEAR BREAK CLAUSE • GOOD TRADING LOCATION

A lock-up shop being well located towards the upper end of the High Street and nearby is the Sainsbury local store and Boots.

The property was most recently used as a retail outlet but subject to the necessary consents could suit a variety of other purposes.

All enquiries should be directed to our office.

Front door to ENTRANCE AREA and window display.

MAIN SHOP AREA 23'4 x 15'9 (7.11m x 4.80m)

To the rear there is a CHANGING AREA,
SMALL STOCK AREA and

CLOAKROOM

With WC and Basin.

PROPOSED LEASE DETAILS

The property will be offered on a new 5 year lease with a 2 year break clause at a rent of £8,000 per annum (£666.67 per month).

The tenant will be responsible for half of the landlord's solicitors costs.

The tenant will be responsible for the internal décor, a share of any roof repairs and a share of the Building Insurance.

SERVICES

Mains electricity water and drainage.

UNIFORM BUSINESS RATES

Current rateable value £5,500 as of 1st April 2023.

