



**43 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1SE**

**TERMS TO BE NEGOTIATED
RENT GUIDE £20,000 PA**

A great opportunity to lease a retail unit on Newport High Street.

Location

Situated in the middle of Newport High Street neighbouring businesses include Clintons, Trespass and Boots. This area is popular with both local boutique and multi-national traders.

Being positioned in the heart of the high street, the property benefits from high foot fall.

Description

Offered to lease is this Grade II listed retail unit in the heart of the busy town centre of Newport.

The property offers accommodation over 3 floors:

Ground Floor:

Full display window to the front.

Approximately 624 sq ft (58 sq m) of ground floor trading space.

Office 1: 2.6m x 2.4m (8'5" x 7'8")

Office 2: 3.3m x 2.3m (10'8" x 7'5")

Store 1: 2.05m x 2.31m (6'7" x 7'5")

Store 2: 2.35 x 3.59m (7'70" x 11'7")

Store 3: 6.51m x 2.37m (21'3" x 7'77")

Fire exit at the rear.

First Floor:

Landing with separate ladies and gents WC.

Further office space with bay window: 8.02m x 4.69m max (26'3" x 15'3")

Second Floor:

Ladies WC

Staff room: 4.94m max x 4.24m (16'2" x 13'9")

Staff kitchen: 4.82m x 2.73m (15'8" x 8'95")

Terms

The landlord of this property would consider a good rent and incentives for the right tenant. All terms to be negotiated with the landlord.

Business Rates

The VOA shows a rateable value of £33,210 using the current rateable value means rates payable will be approx. £16,740.

Viewings

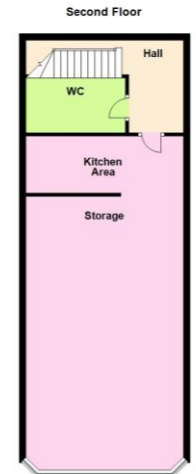
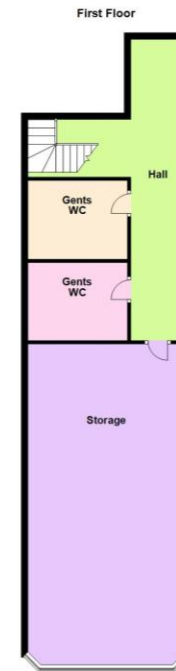
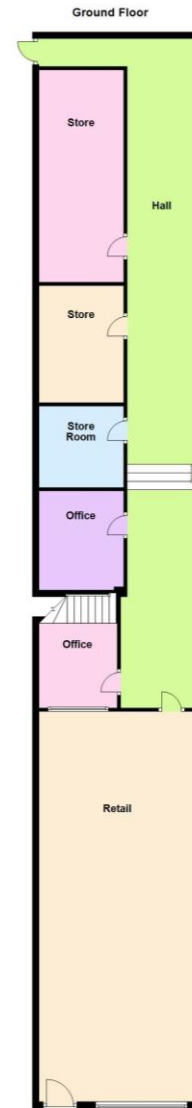
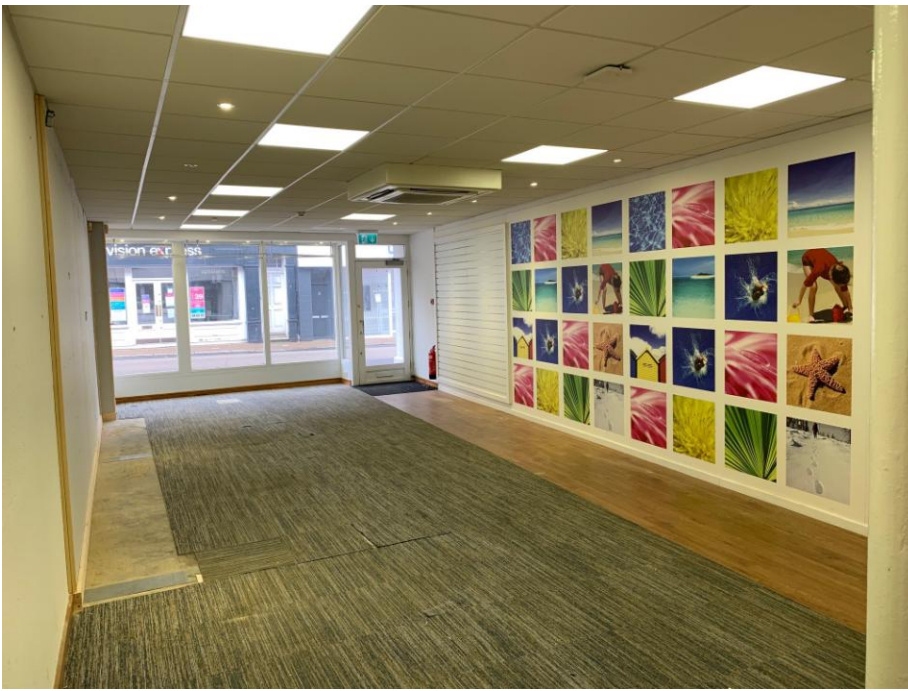
All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

Hose Rhodes Dickson Commercial

01983 527727

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Dickson



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanIt.

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