



BRANNON HOUSE
123 PYLE STREET
NEWPORT
ISLE OF WIGHT
PO30 1JT

GUIDE PRICE £750,000

A great opportunity to purchase a freehold purpose-built office building in Newport Town Centre.

Location

Situated in Newport Town Centre, this property is within walking distance to the bus station, shopping areas and amenities.

Newport is the County Town of the Isle of Wight and offers a variety of shopping amenities, churches, doctors, hospital and transport links. The town is within approximately a 15 minute drive of the Red Funnel ferry service in East Cowes and approximately 20 minutes of the Wightlink ferry service in Fishbourne.

Description

Offered for sale is a detached purpose-built office building with accommodation over 3 floors. The property was constructed in the early 1990's and offers parking to the side and rear for circa 10 vehicles and lift access to all floors.

The current accommodation is laid out as such:

Ground Floor

Public entrance with reception area
Open plan office space
WC's
Stores

Hallway with access to lift
Stairs to first floor
Retail unit to the side
Two secondary stairwells

First Floor

Accessed via lift and three stairwells
Open plan office space

Separate office unit

Second Floor

Accessed via lift and two stairwells
Hallway with 10 x offices off
WC's
Kitchen

Externally

The property is accessed via a set of small steps to the front or a ramp providing disabled access. Pedestrian accesses are provided to both stairwells via the side and rear of the property. Off road parking is accessed via a driveway to the right of the unit and parking is arranged for approximately 10 vehicles including undercroft parking. Refuse and plant area.

Approximate accommodation to each floor as follows:

Floor	Sq m	Sq ft
Ground Floor	241.68	2601.44
First Floor	301.30	3243.20
Second Floor	215.90	2323.95

This schedule doesn't include WC facilities.

The construction of the internal offices is such that internal alterations to layout can be made to the majority of the offices if required.

Terms

This freehold property is available to purchase, Guide Price £750,000.

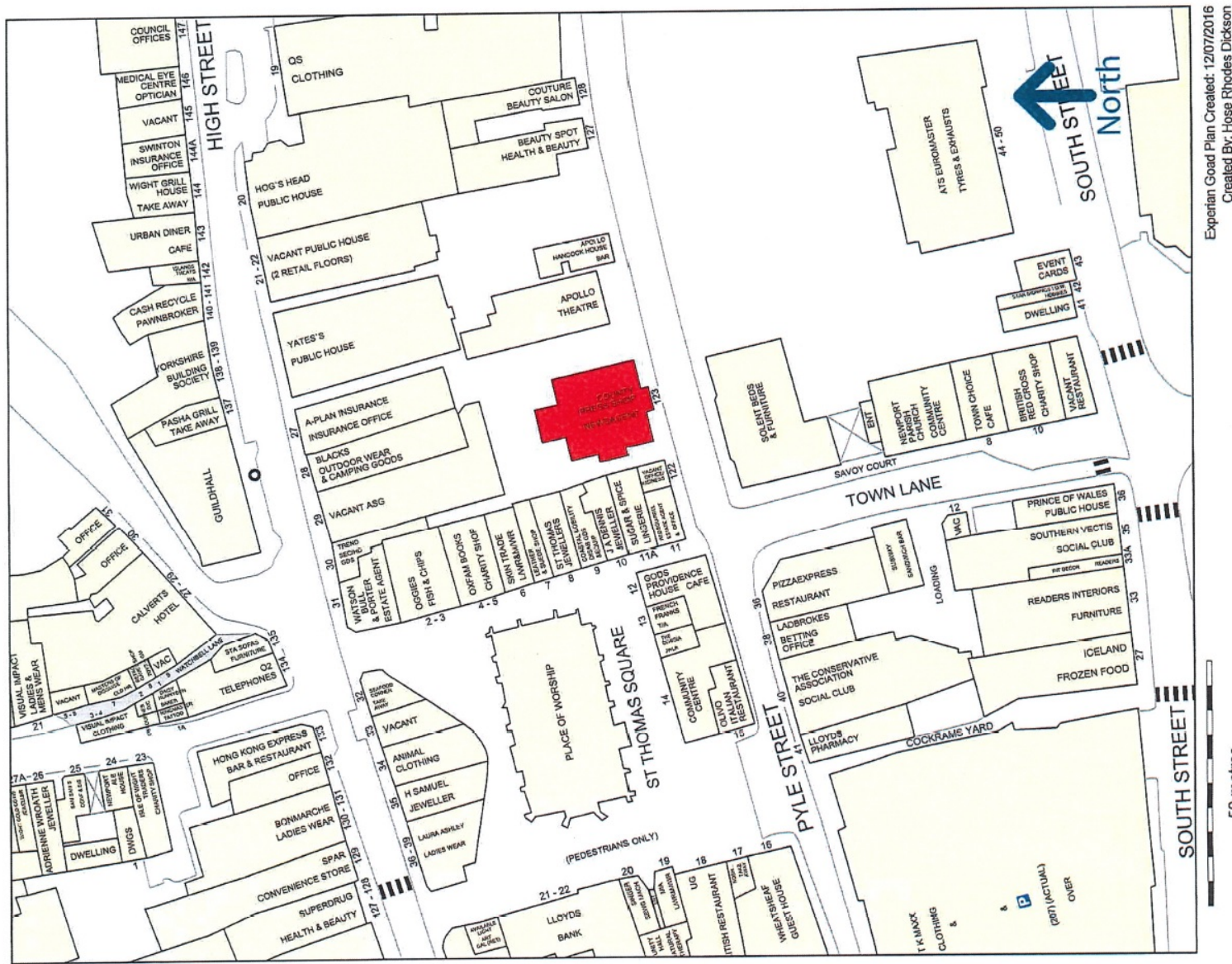
Business Rates

The VOA shows a rateable value of £55,500. Using the current UBR the rates payable would be circa £28,500pa.

Hose Rhodes Dickson Commercial

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Hose
Rhodes
Dickson



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