



21-22 HIGH STREET  
NEWPORT  
ISLE OF WIGHT  
PO30 1SS

£299,950

## Location

Situated on Newport High Street, the property is neighboured by various businesses including the Hogshead, Slug & Lettuce and a number of national retailers are nearby.

Newport is the principle town of the Island and offers amenities including St Marys Hospital, various primary and secondary schools, doctors surgeries, churches, cinema and the Isle of Wight County Hall.

## Description

Offered for sale is this great freehold premises, previously utilised as an ice cream parlour.

The total ground floor runs to approximately 300 sq m (3224 sq ft). The first floor is accessed via a staircase to the right of the property and offers an area of approximately 51 sq. m (556 sq. ft) with access to the rear and roof terrace measuring approximately 84 sq. m (905 sq. ft).

There are male & female WCs to the rear plus cellar, staff areas and rear courtyard with further cold store and storage.

There is also a commercial kitchen to the rear.

## Terms

Our client is asking guide price £299,950 for this freehold opportunity.

## Business Rates

The VOA shows the rateable value as £24,750, rates payable approximately £12,600 per annum.

## Viewings

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

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# Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

