



16A PIER STREET
VENTNOR
ISLE OF WIGHT
PO38 1ST

£5,000 PA

Commercial unit to lease in a central but private location.

Location

Situated to the rear of Pier Street, this unit occupies a unique location close to the town centre.

Ventnor is a Victorian town with a population circa 6000 and has benefitted from massive regeneration over the last few years. The town boasts a range of popular eateries, national retailers and boutique stores.

Description

Offered for lease is this vacant commercial unit offering approximately 42 sq m, previously utilised as a veterinary surgery.

- The unit currently comprises:
- Storeroom with separate WC
- Waiting area
- Treatment room
- Office

The current tenants are due to leave the premises at the end of February 2024. Although, there may be the option should a prospective tenant wish to take unit on prior.

There is potential to use the unit for a range of uses, subject to gaining any necessary consents.

There is one parking space next to the unit.

The internal walls between the office, treatment room and waiting room could be removed and the unit reconfigured to suit the occupiers needs.

Services

The unit benefits from mains electricity, water and drainage.

Terms

Our client is asking £5,000 per annum for this vacant unit. Terms to be negotiated.

The long leasehold of the property may also be available to purchase subject to separate negotiation. Further details are available on request.

Business Rates

The VOA shows a rateable value of £10,000. Rates payable will be circa £5,100.

Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727 or commercial@hrdiw.co.uk

Misrepresentation Act 1967

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Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

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