



49 UNION STREET
RYDE
ISLE OF WIGHT
PO33 2LF

£12,000 PA

A great opportunity to lease a commercial property in Ryde Town Centre.

Location

Located in Ryde Town Centre, this property is situated close to the top of Union Street, Ryde's busy retail and leisure destination. Neighbouring and nearby businesses include Fumo33, Hurst's, Yelf's Hotel and a number of local lifestyle, boutique, clothing and homeware brands.

Ryde is the largest town on the Island by population (circa 32,000 - 2011 census) and boasts miles of glorious sandy beaches. There is the transport hub close by with train and bus links to the rest of the Island, plus Fastcat and Hovercraft to Portsmouth.

Description

This property is grade II listed with a ground floor commercial unit and offers approximately 55 sq m (592 sq ft) overall.

The unit benefits from large frontage display windows, kitchenette and a WC.

Please note towards the rear of the property are a couple of stairs leading to the WC and kitchen.

On street parking is available on Union Street with an hour return.

Services

The property benefits from mains electricity, water and drainage.

Terms

Our client is asking £12,000 per annum for a new lease. Terms to be negotiated.

Business Rates

The VOA shows a rateable value of £9,300, rates payable will be circa £4,700 pa. This figure doesn't include any applicable small business rates relief. Please direct all enquiries to the Valuation Office Agency.

Viewings

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

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Hose Rhodes Dickson Commercial

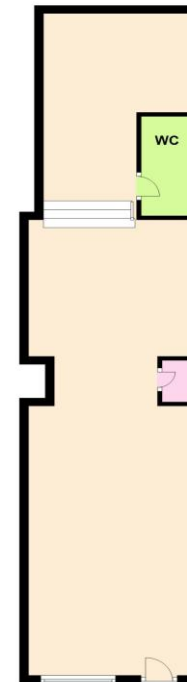
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Ground Floor



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