



**12 HOLYROOD STREET
NEWPORT
ISLE OF WIGHT
PO30 5AU**

£8.500 PA

Opportunity to lease a retail unit in a great footfall location in Newport.

Location

The property is located close to the High Street, Newport's busy retail and leisure destination, in a great high footfall area.

Neighbouring businesses include Couture Hairdressing, Da Vinci's, Hurst's and various boutique stores offering clothing/home ware brands.

Newport is the Islands County Town and has a population circa 25,000.

Description

The property offers ground floor retail of approximately 28 sq m (301 sq ft) plus staff area with kitchen, store and WC to the rear.

A very well-presented retail unit with great display space throughout and two window display areas to the front. The premises is warmed by gas central heating.

The property also offers a fabulous courtyard garden to the rear which has been most recently utilised for further trading space. This area could be utilised for further storage or trading space dependent on requirements.

Terms

Our client is offering a new lease, terms to be negotiated, with an annual rent of £8,500 with incentives given for the right tenant.

Business Rates

The VOA shows a rateable value of £5,500. Rates payable will be circa £2,700pa although the property would benefit from small business rates relief. All enquiries regarding business rates are to be direct to the VOA.

Viewings

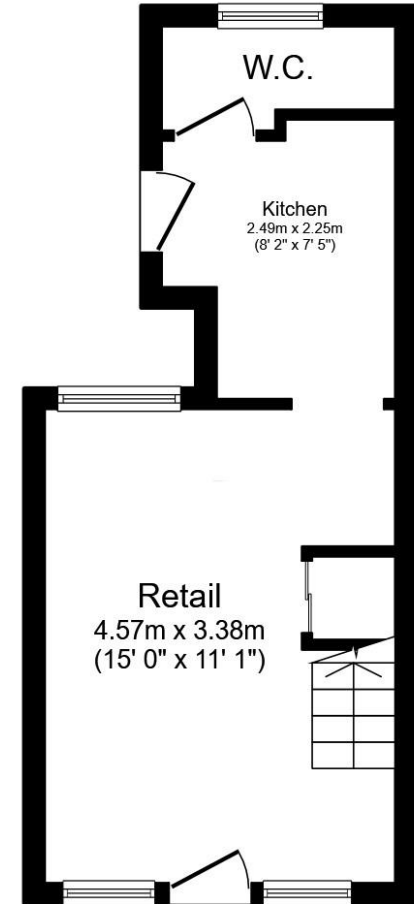
All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or commercial@hrdiw.co.uk

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
Rhodes
Dickson**



Floor Plan

Total floor area 23.1 m² (249 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Misrepresentation Act 1967

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