



7-8 HIGH STREET
RYDE
ISLE OF WIGHT
PO33 2PN

GUIDE PRICE £395,000

Rare opportunity to purchase a substantial commercial property in Ryde Town Centre.

Location

The property is well positioned on a thoroughfare between Union Street and the buoyant centre of the High Street, benefiting from a huge daily footfall.

Ryde is the biggest town on the Island by population, circa 25,000 (2021 census) and offers great transport links across the Island with Ryde Pier housing the Fastcat to Portsmouth.

Description

Previously utilised as a bank, the property offers approximately 6000 sqft over 4 floors.

The ground floor offers circa 192 sqm (2075 sq ft) of retail and staff areas including WCs, plus a substantial dry basement offering approximately 148 sq m (1593 sq ft) including a large safe/secure room.

The first and second floors offer office space of approximately 165 sq m (1776 sq ft) with WCs and staff areas. There is also a two-bedroom split-level apartment with shared access to the offices.

The upper floors are accessed via an external door to the side of the property.

The premises has vast potential for a range of uses, subject to gaining necessary consents.

Services

The property benefits from mains gas, electricity, water and drainage.

Terms

Our client is asking guide price £395,000 for this freehold property. There is also the opportunity to lease the premises at £40,000 per annum, terms to be negotiated.

Business Rates

The VOA shows a total rateable value of £39,500. Rates payable will be circa £20,000. Please direct any enquiries to the Valuation Office Agency.

The Bank Flat - Council Tax Band A - £1,544 2023/24

Viewings

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

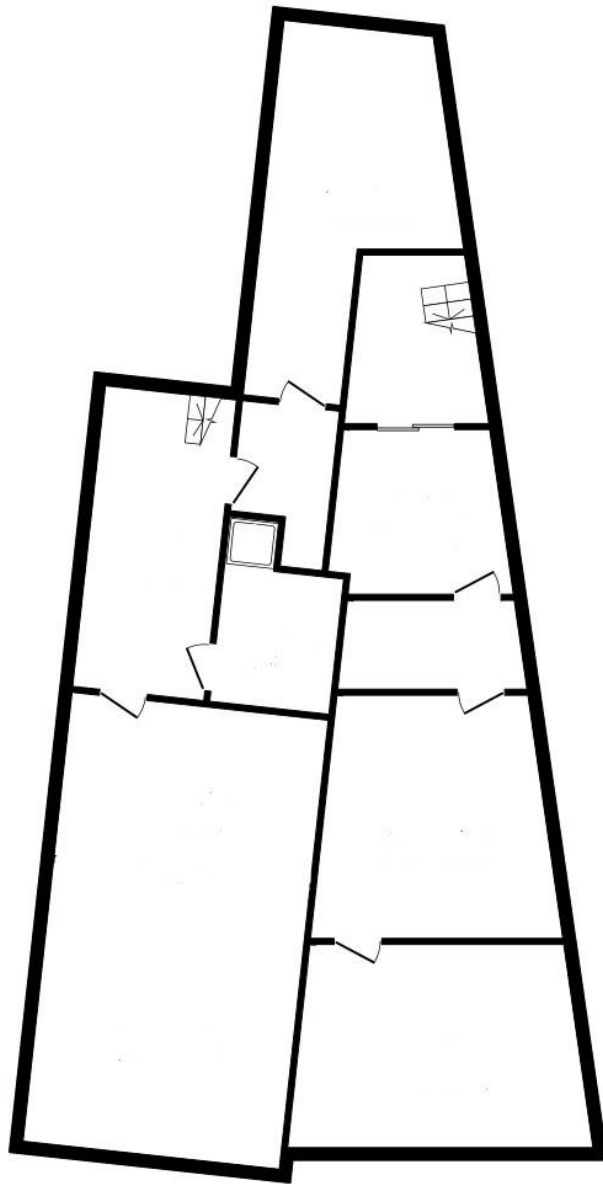
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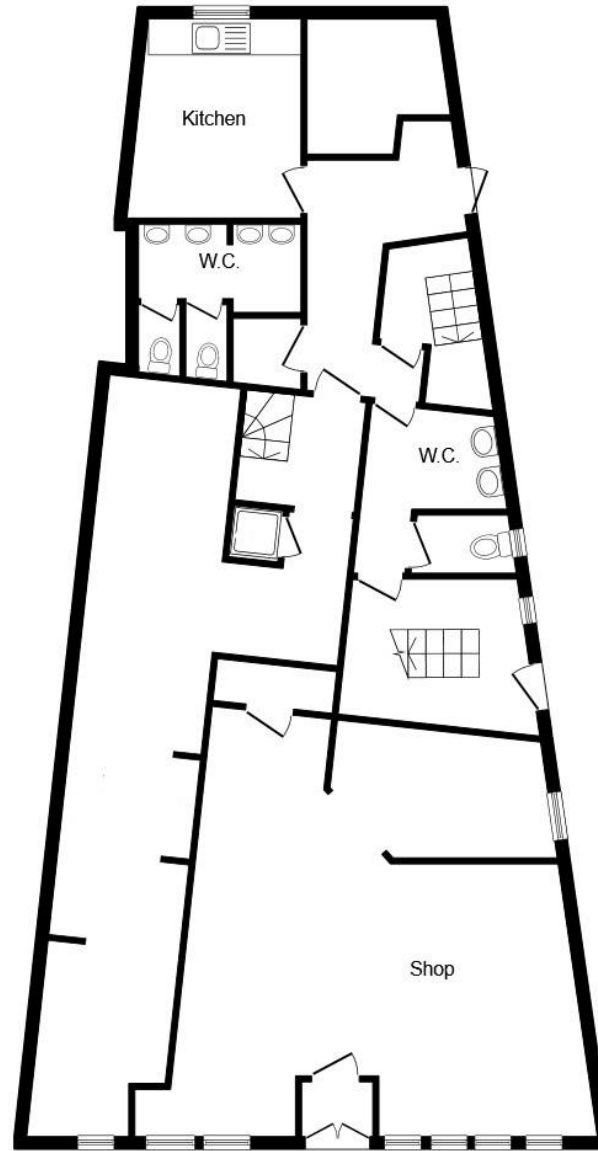
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Hose
Rhodes
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Basement



Ground Floor