



28 HIGH STREET
SHANKLIN
ISLE OF WIGHT
PO37 6JY

GUIDE PRICE £235,000

Opportunity to purchase a commercial unit on Shanklin High Street with an apartment over.

Location

Situated on Shanklin High Street, this property is ideally located to benefit from high footfall and trade between Shanklin Old Village and Regent Street. Recent new businesses and regeneration on the High Street has made this a popular location for tenants and investors alike.

Description

Offered for sale is a ground floor retail unit with an apartment over.

Offering approximately 98 sq m (1054 sq ft) overall this ground floor property would suit a variety of uses subject to gaining any necessary consents. Current use is Sui Generis hot food and takeaway under the Use Classes Order 2021. There is a large display window to the front with staff areas and storage to the rear with WC and small courtyard.

The property has gas, electric, water and drainage.

First Floor apartment offers separate access from the High Street with the following accommodation:

Open plan living room/kitchen/diner.
Living Room/Bedroom 1
Bedroom 2

Study/Bedroom 4
Utility Room
Shower Room
Bedroom 3

Terms

Our client is asking £235,000 for this freehold opportunity.

Business Rates

The VOA shows a rateable value of £10,000, using the current UBR of 0.499 the rates payable will be circa £4,990, not including any small business rates relief. The apartment is rated for Council Tax Band A.

Viewings

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

Hose Rhodes Dickson Commercial

01983 527727
commercial@hrdiw.co.uk

Hose
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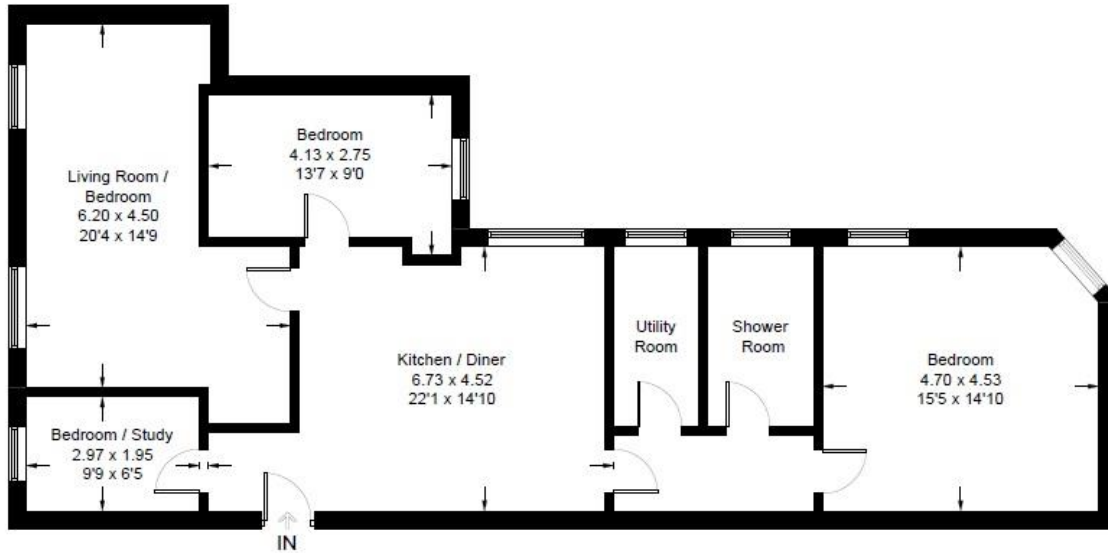
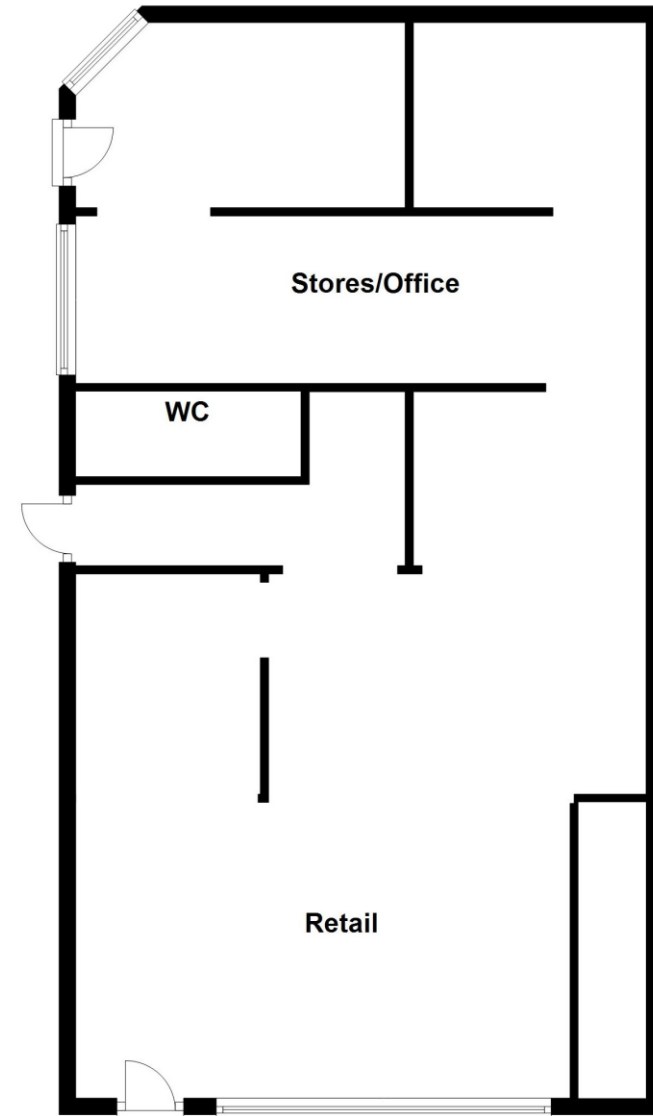


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