



**143 HIGH STREET
NEWPORT
ISLE OF WIGHT
PO30 1TY**

GUIDE PRICE £250,000

Hose Rhodes Dickson Commercial

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**Hose
Rhodes
Dickson**

Opportunity to purchase a freehold investment property in a central location.

Location

Located on the lower end of Newport High Street, neighboring properties and businesses include Jaks Hair and Beauty, Hose Rhodes Dickson, Cash Recycle, Age Concern and the British Heart Foundation.

Newport is the principle town of the Island and has a population circa 26000 (2022 census) and offers amenities including St Mary's Hospital, various primary and secondary schools, doctors surgeries, churches, cinema and the Isle of Wight County Hall.

Description

Offered for sale is this well-presented grade II listed investment property.

The ground floor offers approximately 159.3 sq m (1715 sq ft) of total space.

The first and second floors offer approximately 124 sq m (1337 sq ft) NIA.

The current tenants occupy all 3 floors on the remainder of a 12-year lease from October 2020.

Services

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

Terms

Our client is asking guide price £250,000 for this freehold investment property.

Business Rates

The VOA shows a rateable value of £18,500. Rates payable will be circa £9,400. Please direct any enquiries to the VOA.

Viewings

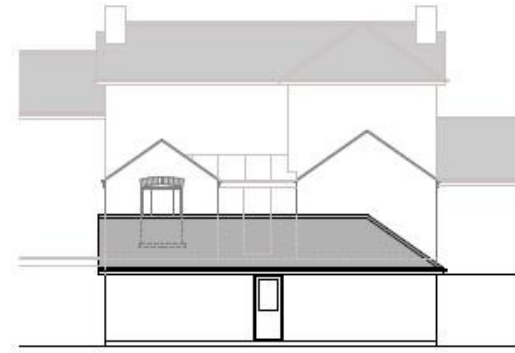
All viewings to be arranged via HRD Commercial.

Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT.
10/2009

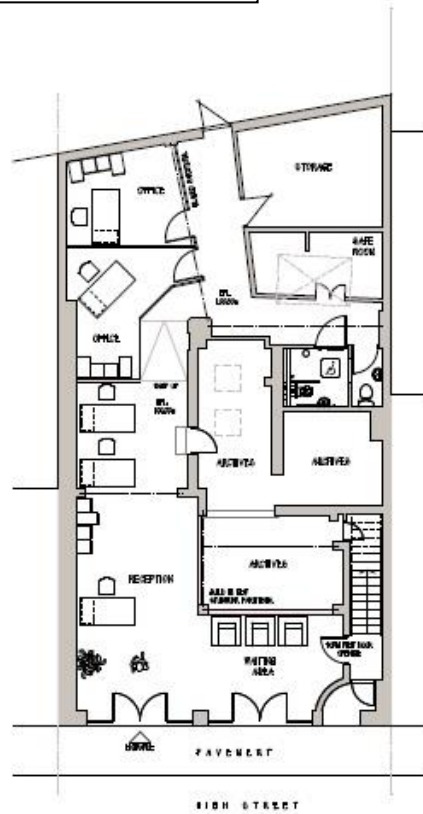


SOUTH ELEVATION

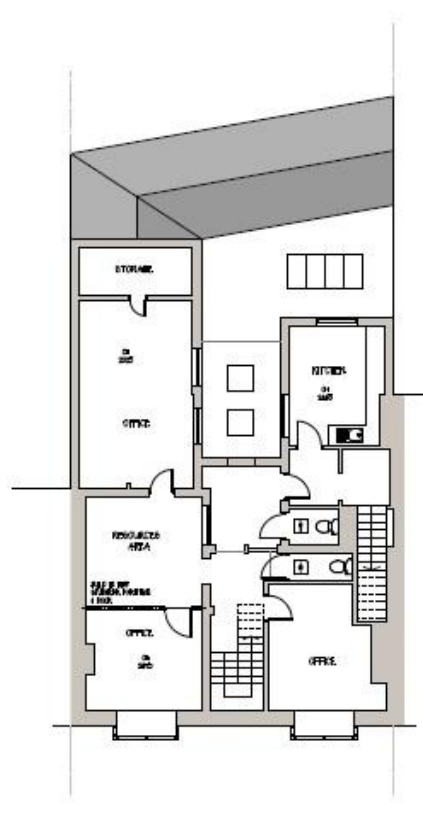


NORTH ELEVATION

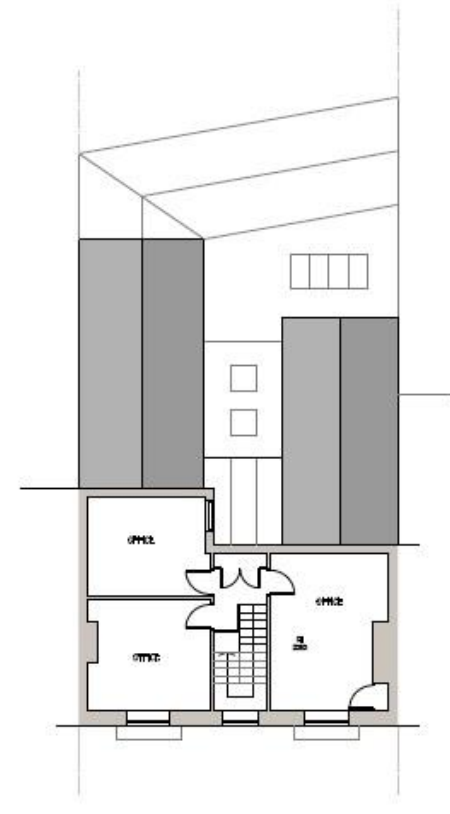
Plan for indicative purposes only.
Not to scale



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN