



38 Union Street,  
Ryde, Isle Of Wight, PO33 2LJ

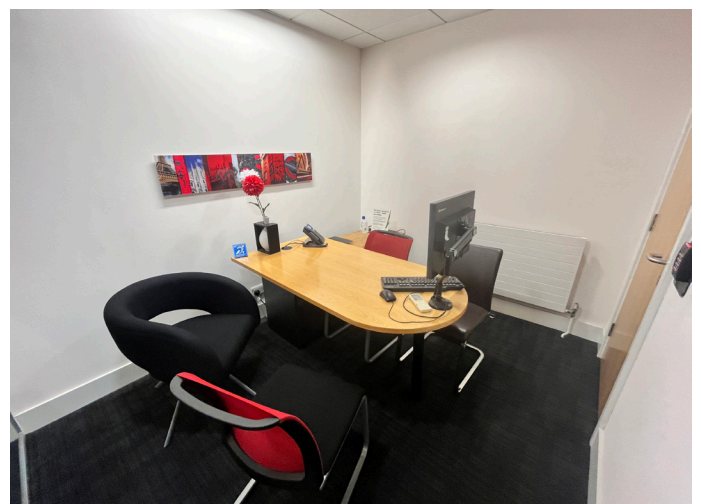
**TO LET**

## ATTRACTIVE AND SUBSTANTIAL CLASS E PREMISES

Sales Area 96.38 sq m (1,037 sq ft)

### Key Features:

- Ryde is a popular seaside town on the Isle of Wight
- Prominent position at the top of Union Street
- Open plan sales area
- Ancillary space 2,343 sq ft
- To be refurbished
- Suit a variety of uses
- New FRI lease available
- Rent £22,500 pax
- Nearby occupiers include Domino's Pizza, Yorkshire Building Society, The Blacksheep Bar and Morrisons Daily





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## Location

Ryde is a popular seaside town on the Isle of Wight and has direct links to Portsmouth via the hovercraft and foot ferry, which leads to a wider transport network. Ryde is known as the second major commercial town on the island and home to many national and independent occupiers.

The property is situated on the eastern side of Union Street, near it's through road with Melville Street. Union Street is the busy thoroughfare, connecting the pedestrianised High Street with the pier and beaches. Nearby occupiers include Domino's Pizza, Yorkshire Building Society, The Blacksheep Bar and Morrisons Daily.

## Accommodation

The property comprises a three-storey, Grade II listed building, plus a basement.

Internally, the ground floor presents as a sales area with access to the upper floors and basement near the back of the shop. The basement has two W/Cs and access to the rear storage yard.

The upper floors are currently utilised as office and storage space with the first floor benefiting from six separate rooms including a kitchenette for staff and a W/C. The second floor has been left mostly vacant and has low ceiling height in some places which makes it only suitable for storage.

Externally, there is a yard and rear access.

We have measured and calculate the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,037 sq ft	96.38 sq m
First Floor	866 sq ft	80.45 sq m
Second Floor	715 sq ft	66.41 sq m
Basement	762 sq ft	70.79 sq m
<b>Total</b>	<b>3,380 sq ft</b>	<b>314.03 sq m</b>

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## EPC

EPC to be done, subject to works.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £22,500 per annum exclusive.

## Business Rates

Rateable Value (2023): £16,250.

Currently, all occupied retail, hospitality & leisure properties receive a discount of 75% discount from 1st April 2023 until 31st March 2024.

Subject to annual cash cap of £110,000 per business and qualifying use. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

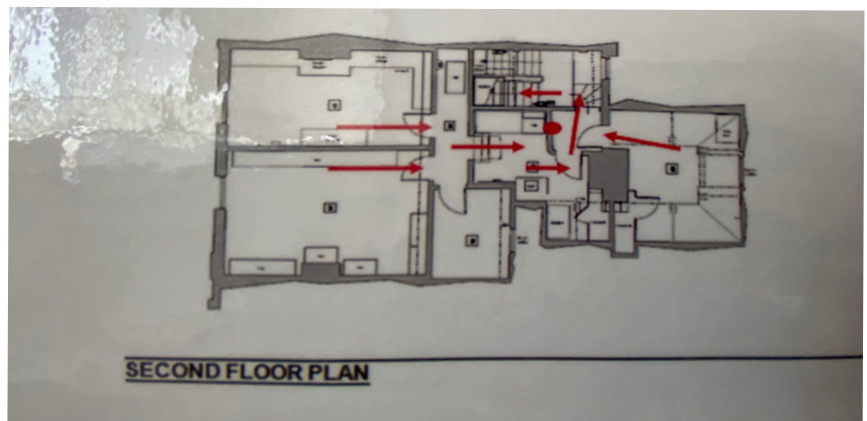
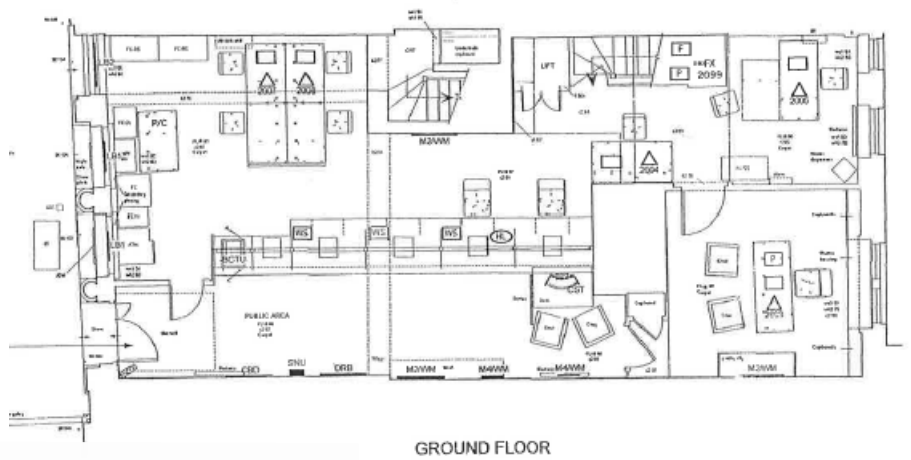
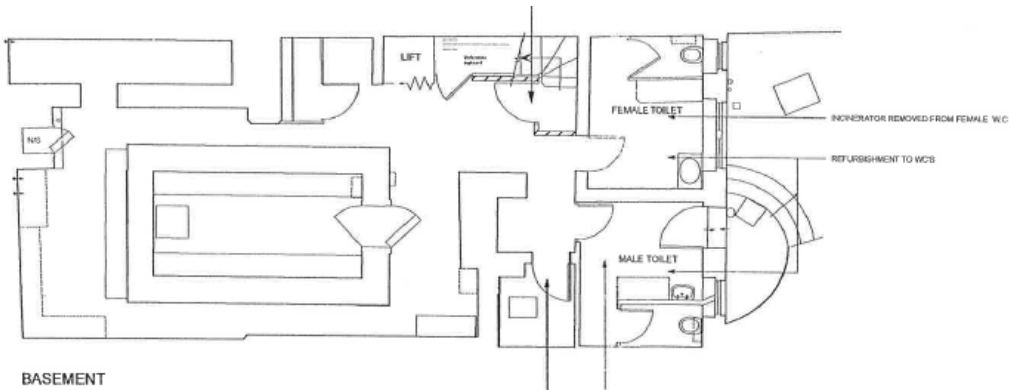
Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.



## Floor Plans



For identification purposes only.



## GOAD Map



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the joint sole agents:

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May 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

