

Ventnor - 15 High Street, Isle of Wight PO38 1RZ  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Ventnor - 15 High Street, Isle of Wight PO38 1RZ

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £85,000
- Vacant possession
- ERV: £9,000 p.a. GIY: 10.59%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- Situated in the heart of the town centre with nearby occupiers include Post Office and Premier Express, amongst others.



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### Property Description:

Comprises ground floor retail shop previously t/a Pet Store, providing the following accommodation and dimensions:

Ground Floor: 73.40 sq m (790 sq ft)

Open plan retail, Storage, WC

### Tenancy:

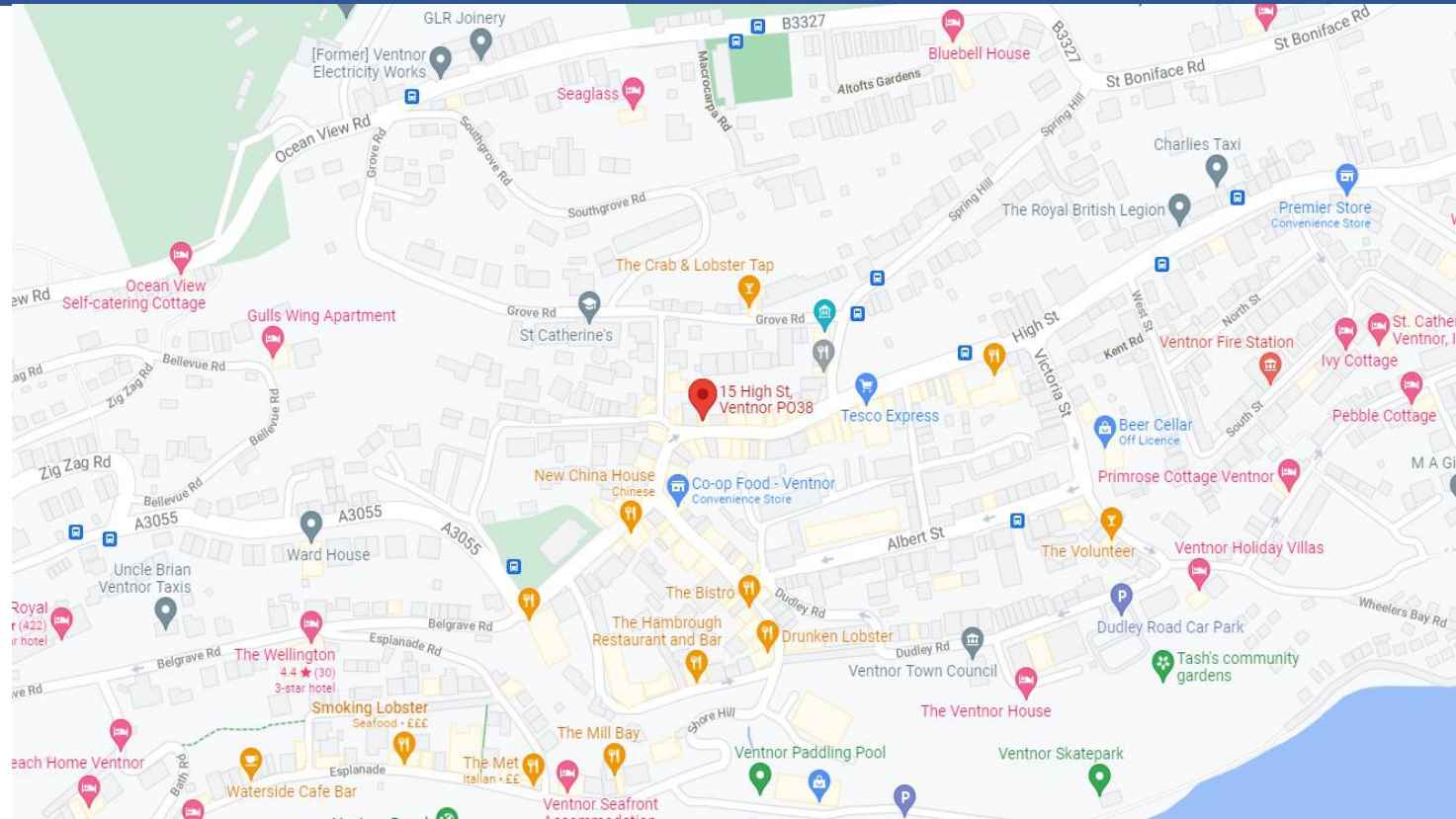
The shop is at present vacant. ERV: £9,000 p.a.

### Tenure:

Long leasehold. Held on a 999 year lease from 18 November 2011 at a ground rent of peppercorn.

### Location:

Ventnor is a seaside resort and civil parish established in the Victorian era on the south-east coast of the Isle of Wight, England, eleven miles (18 km) from Newport. It is situated south of St Boniface Down, and built on steep slopes leading down to the sea.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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