# **52 HIGH STREET**

Newport, Isle of Wight, PO30 1SB



- Newport is the county town of the Isle of Wight.
- The premises occupy a prime location within the main High Street.
- A new Tesco Express store is due to open imminently just opposite the subject unit.
- The property is not registered for VAT.



SAVILLS Bristol Embassy House Bristol BS8 1SB

## 52 High Street, Newport, Isle of Wight, PO30 1SB

### Summary

Available Size	1,062 sq ft £19,750 per annum
Rates Payable	£10,354.25 per annum  A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme.  Interested parties should contact the local rating authority to confirm their likely liability.
Rateable Value	£20,750
EPC Rating	C (63)

### Description

The property comprises a ground floor shop with ancillary accommodation on the first floor including a kitchenette, single WC, and storage. The second floor has ladder access only. The shop is backed by a small side office and a lobby with a staircase up to the first floor.

#### Location

The property is located in the centre of Newport High Street, adjacent to Vodafone and close to JD, Clarks, WH Smith and Specsavers.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - GF Sales	624	57.97	Available
1st - FF - Ancillary	438	40.69	Available
Total	1,062	98.66	

#### Rent

£19,750 pax

## Terms

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

#### Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

C (63)

#### **Viewings**

Strictly by prior arrangement with the appointed letting agent, Savills.



# Viewing & Further Information

### Carolyn

## **Burbidge**

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Scotcher & Co

(Joint Agent)

**Tony Scotcher** 

(Scotcher & Co)

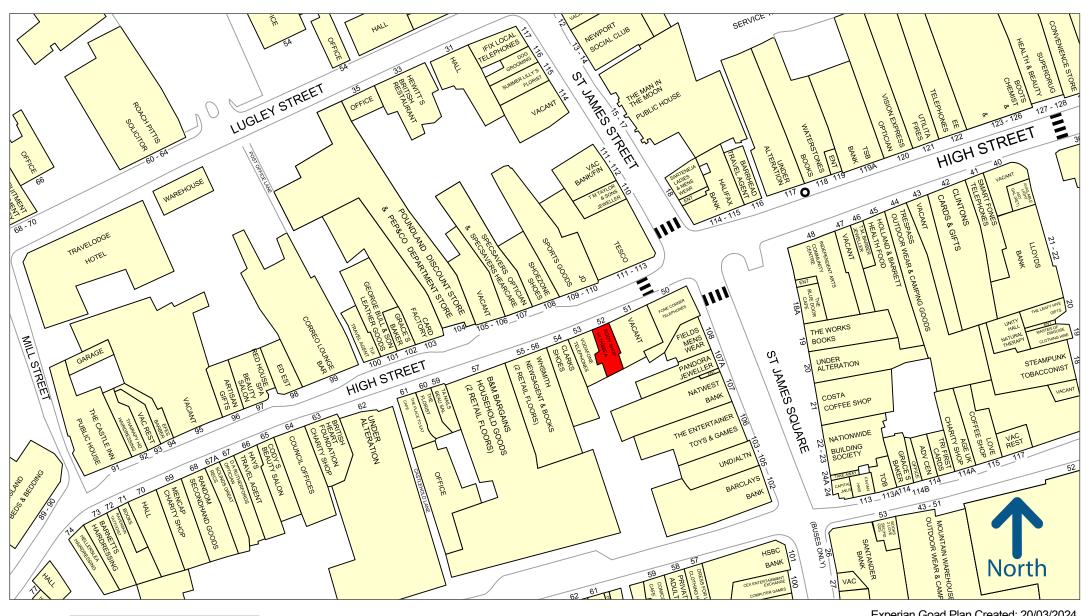
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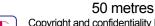
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