

TO LET - HIGH STREET RETAIL

SUBJECT TO VACANT POSSESSION

# 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  
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Bristol BS8 1SB

[savills.co.uk](http://savills.co.uk)



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

## Summary

<b>Available Size</b>	1,062 sq ft
<b>Rent</b>	£19,750 per annum
<b>Rates Payable</b>	£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.
<b>Rateable Value</b>	£20,750
<b>EPC Rating</b>	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
<b>Total</b>	<b>1,062</b>	<b>98.66</b>	

## 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

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50 metres

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