# **Eddisons**



Ground Floor Showroom, Rose Court, 48 Melville Street, Ryde, Isle of Wight PO33 2AT

**RENT £15,000 pax** 

235 sq m (2,530 sq ft)

- Class E Use Class
- Prominent Position
- Principally Open Plan Accommodation.
- Range Of Uses Considered (Subject To Planning And Conditions)

### LOCATION

The Property Is Located In The Seaside Town Of Ryde To The North Of The Isle Of Wight And Is The Largest Town On The Island. The Property Is Situated At The Corner Of George Street And Melville Street Approximately 100m From The High Street/Union Street. Nearby Occupiers Predominantly Include Independent Retailers And Local Businesses Including; Wight Homecare, No.64 Ryde, Forget Me Not Designs And Melt Larder.

## **DESCRIPTION**

The unit comprises a purpose built ground floor showroom which until recently was occupied by Richwoods Furniture and Floor Covering Showroom. The property provides flexible accommodation, capable of some sub division internally if required.

Equally, the accommodation could be opened up with much of the internal partitioning removed to create a principally open plan showroom. In our opinion, the unit could be suitable for a range of retail showroom or office uses.

#### RENT

The property is available to let on terms to be agreed at a commencing rental of £15,000 per annum exclusive.

### **VAT**

We understand the property is VAT elected.

# **BUSINESS RATES**

The property has a rateable value of £14,750. For further information on business rates please visit www.tax.service.gov.uk.

# **SERVICES**

We understand the property benefits from mains connections to electricity, water and drainage.

# **LEGAL COSTS**

Each party to bear their own costs incurred in the transaction.

# **EPC**

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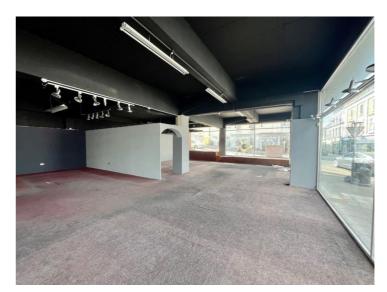
### VIEWING

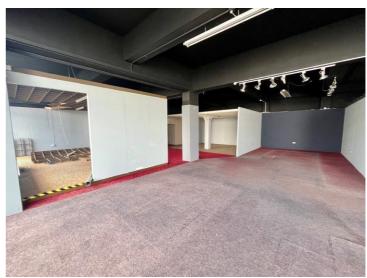
Strictly by appointment with the sole agents:-

# Eddisons incorporating Daniells Harrison

Nick Holtby 01329 221199 Nicholas.Holtby@eddisons.com

Date: 25 September 2023





For more information, visit eddisons.com 01329 221199

