

01329 221199

eddisons.com

CLASS E UNIT - TO LET

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
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Important Information

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