



Rex Piano Bar  
Church Street | Ventnor | Isle of Wight | PO38 1SN

FINE & COUNTRY





# Step inside

## Rex Piano Bar

Occupying the ground floor of this modern art deco inspired building, perfectly situated to enjoy fine, far-reaching views of Ventnor Bay and the impressive headland beyond, this popular restaurant provides the ultimate fine Italian dining experience, in a popular town on the South of the Island.

Aptly named after the Rex cinema, which once occupied this site, the Rex Piano Bar is a delightful venue visited by Island visitors and locals alike. The restaurant itself, decorated in a 1930's style to echo the building's unique design, provides a bar, a well-equipped commercial kitchen with an exceptional range of high-quality equipment which will be included in the sale and plenty of seating. There is ample space both inside and out, allowing for plenty of covers within the restaurant itself and the outside seating area, which is a perfect place to enjoy al fresco dining in the summer months, whilst admiring the breathtaking vistas across the bay and providing further potential for expansion.

There is scope for enhancing the venue potentially being a great place for wedding receptions and private parties, should a new owner wish to diversify the venue's potential and build on the existing business model.

Over the last 10 years Ventnor has evolved to become a popular tourist venue, with a range of individual eateries, boutique shops and an eclectic mix of bars and public houses. The promenade leads from the sheltered shingled beach and Marina in Ventnor Bay to the quieter neighbouring village beach front of Bonchurch, a perfect serene retreat even in the height of the summer.

The Ventnor Fringe Festival has also become a real attraction to locals and visitors, putting the Victorian town firmly on the map, hosting a week of entertainment, during the month of July, attracting people to take part in or be entertained by a huge range of comedy, theatre, music and arts in a range of unusual venues dotted around the town.

The sale of this commercial property could also be sold with a beautiful three-bedroom modern residential property located on the outskirts of the town, also enjoying superb sea views and low maintenance gardens, as well as a garage and driveway.

Any purchaser of the restaurant itself will need to source commercial financing independently and also instruct a commercial conveyancer to act on the purchase.







**Travel Information**

13 miles from Fishbourne to Portsmouth Ferry Terminal  
15 miles from East Cowes to Southampton Ferry Terminal  
20 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Ventnor Tennis Club, Ventnor	0.4 miles
Ventnor Golf Club, Ventnor	1.3 miles
1Leisure The Heights, Sandown	5.9 miles
Rew Valley Sports Centre, Ventnor	1.2 miles

**Healthcare**

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Niton	01983 730257

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	12 miles) 01983 822099

**Education**

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449
Godshill County Primary School, Godshill	01983 840246

Secondary Schools/Colleges	
Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools:	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St Catherines, Grove Road, Ventnor	01983 852722

**Entertainment**

Restaurants / Bars  
The Buddle Inn, Niton  
White Horse, Whitwell  
White Lion, Niton  
The Hambrough, Ventnor  
The Royal Hotel Ventnor  
The Crab Shed, Ventnor  
The Hillside, Ventnor  
The Met, Esplanade, Ventnor  
The Spyglass Inn, Esplanade, Ventnor

These bars and restaurants are available within a 5-mile radius of this home

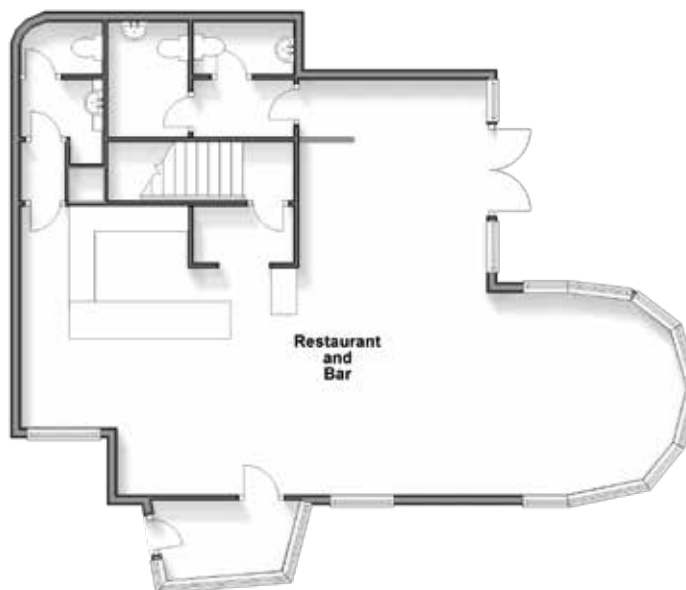
**Local Attractions / Landmarks**

Ventnor Botanic Gardens – Ventnor  
St Catherine's Lighthouse, Niton  
Hoy Monument – Whitwell  
St Catherine's Oratory – Blackgang  
Alum Bay Theme Park, Totland Bay  
National Trust – Ventnor Downs, Ventnor  
Appuldurcombe House – Wroxall  
Isle of Wight Donkey Sanctuary, Wroxall  
Model Village – Godshill  
Shanklin Chine & Old Village - Shanklin  
The Wildheart Animal Sanctuary - Sandown  
Blackgang Chine – Blackgang  
Isle of Wight Pearl Centre - Chale

**Ground Floor**  
Approx. 118.6 sq. metres (1276.7 sq. feet)



**First Floor**  
Approx. 97.6 sq. metres (1050.1 sq. feet)



## GROUND FLOOR

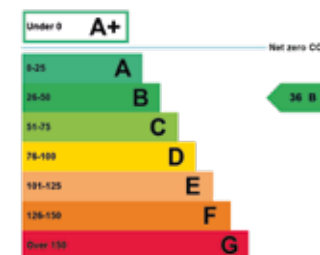
Commercial Kitchen 33'11 x 12'9  
Utility Room  
Various Store Rooms  
Shower Room  
Cellar

## FIRST FLOOR

Restaurant 27' x 12'3  
Bay Extension of Restaurant 13'7 x 13'2  
Bar Area 18'9 x 14'8

## OUTSIDE

Terrace Seating



Council Tax Band: A  
Tenure: Leasehold

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