



Primmer Olds **BAS**

# TO LET

## Class E / Retail / Restaurant / Bar / Offices / Cafe

PROVIDENCE CORNER, 37 PYLE STREET, NEWPORT, ISLE OF WIGHT, PO30 1XB

### KEY FEATURES

- Total Net Internal Area - 3,010 sq.ft (279.64 sq.m)
- Currently restaurant/bar. Suitable for leisure or other uses
  - Benefits from cooking extraction
  - Corner trading position
- Nearby occupiers include, TK Maxx, Barclays Bank, Subway and a range of pubs/restaurants
- New Lease Available (Subject to vacant possession)
  - Possible Showroom / Office Use



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU  
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# PROVIDENCE CORNER, 37 PYLE STREET

## LOCATION

Newport is often referred to as the capital of the Isle of Wight and is the commercial and administrative centre serving an island population of around 140,000, boosted further by an estimated 2.36 million annual visitors.

Situated in a highly prominent corner position at the junction of Pyle Street and Town Lane between St Thomas Square and South Street. The premises are situated adjacent to both Subway and Ladbrokes, and close to TK Maxx, Santander, Mountain Warehouse and Sports Direct together with a range of pubs and restaurants.

## DESCRIPTION

The accommodation comprises a ground floor sales area currently fitted out for use as a restaurant and bar area. There is a fully trading kitchen at the rear with cooking extraction.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
<b>Total Internal Area</b>	<b>3,010</b>	<b>279.64</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

## PLANNING

Under the current permitted use, we believe to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and, office. We also believe there is user permitted for 'Sui Genres'.

All parties are advised to make their own enquiries to the local authority for confirmation.

## RATES

Rateable Value £29,000

Source – voa.gov.uk

The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating D(94)

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**

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