



Primmer Olds **BAS**

# TO LET

## Modern Retail Unit with First Floor Ancillary Space

34 HIGH STREET, NEWPORT, ISLE OF WIGHT, PO30 1SR

### KEY FEATURES

- NIA - 1,325 sq.ft (132.20 sq.m)
- Double-fronted shop front
- Grade II Listed Building
- Nearby occupiers include H Samuel, Boots, Superdrug, Lloyds Bank plus national & local retailers
- Suitable for a variety of uses
- Guide rent £32,500



Primmer Olds B-A-S  
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Enquiries: Call us on 023 8022 2292



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# 34 HIGH STREET

## LOCATION

Location Extremely well situated within Newport High St, which in turn is the County Town and administrative centre for the Isle of Wight and is generally considered the commercial hub for the Isle of Wight. Near neighbours include H Samuel Jewellers, Boots, Superdrug, EE, and the newly-established Cherry Godfrey, amongst others. Also nearby is the popular pedestrianised St Thomas Square, which is well-known for a variety of niche retailers, popular eateries and Newport Minster.

## DESCRIPTION

The property comprises a Grade II Listed 2 storey premises benefitting from a double-fronted display. Ground floor comprises open plan sales area with rear exit incorporating a staircase to the first floor ancillary. First floor is subdivided at the rear to provide a staffroom area and WC facilities.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales Area	1,325	123.20

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 £32,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is payable on rents.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £31,500

Source – voa.gov.uk

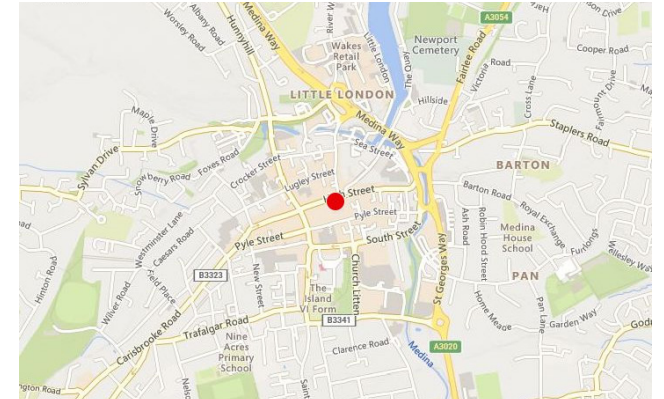
The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating C (72)

## 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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